



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Norbury Close, Market Harborough

3 2 2



“Design and Proportions Combine...”

...to form this impressive and extended detached property, situated in a popular and established residential location within walking distance to the town centre and Grand Union Canal, boasting generous proportions throughout, three bedrooms, an extended kitchen/dining room and a single garage!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants. The Grand Union Canal is also just a short walk away, offering scenic walks with businesses and a restaurant at the canal basin.

Entrance through the uPVC front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing with ceramic tiled flooring, an oak banister and a door through to the living room.

Spacious living room featuring a window to the front elevation, oak skirting boards and doors and space under the stairs for storage.

Double doors open through to the kitchen/dining room comprising ceramic tiled flooring, wall mounted radiators, French doors opening out to the rear garden and a Velux window injecting natural light. The kitchen comprises eye and base level fitted units, roll top work surfaces, a white ceramic sink with a draining board, space for a dishwasher and fridge/freezer, space for a freestanding oven (appliances available by separate negotiation) and a contemporary wall mounted radiator.

Ground floor utility/shower room with continued ceramic tiled flooring, space for a washing machine and an arch leads through to the shower room. The shower room comprises a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with a fitted shower over.

Single garage with a manual up and over door, a rear personnel door and benefitting from power and light.

Stairs rise to a galleried first floor landing with new carpets, a generous storage cupboard and a loft hatch to a fully boarded attic with a light and drop-down ladder.

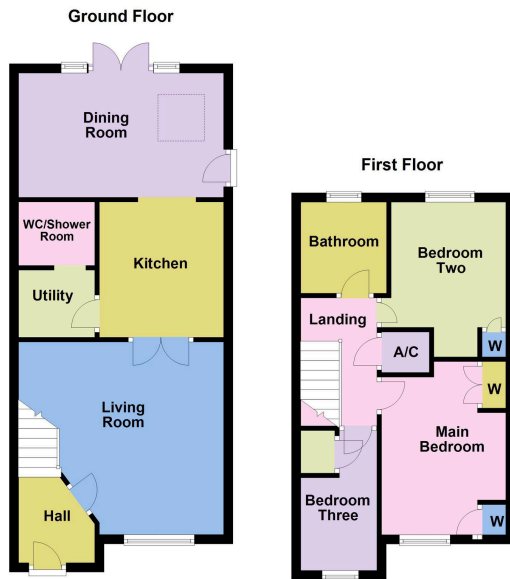
Three well-presented bedrooms in excellent decorative order, all benefitting from being newly decorated with fitted storage.

The main and second bedroom are double in size and bedroom three offers an ideal single bedroom or study.

Modern bathroom comprising attractive floor and wall tiles, a chrome heated towel rail, and a three-piece suite to include a panel enclosed bath with a shower attachment and a wash hand basin and low-level WC are built within a vanity unit providing excellent storage.

The property benefits from a neat and low maintenance frontage comprising a gravelled forecourt and a hard standing driveway providing off road parking for one car, with a further space in the garage if required. The rear garden features a wraparound paved patio leading from the rear doors offering the ideal space to sit out and entertain. Steps lead up to a lawn area with a timber summerhouse and to the right-hand side is gated side access to the front of the property.





- Living Room - 4.44m x 4.14m (14'7" x 13'7")
- Kitchen - 2.92m x 2.67m (9'7" x 8'9")
- Dining Room - 4.44m x 2.67m (14'7" x 8'9")
- WC/Shower Room - 1.63m x 1.37m (5'4" x 4'6")
- Utility - 1.63m x 1.42m (5'4" x 4'8")
- Main Bedroom - 3.73m x 2.64m (12'3" x 8'8") max
- Bedroom Two - 3.33m x 2.62m (10'11" x 8'7") max
- Bedroom Three - 3m x 1.73m (9'10" x 5'8")
- Bathroom - 1.96m x 1.85m (6'5" x 6'1")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

