



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Western Avenue, Market Harborough

3 1 2



## “More Than Meets The Eye!”

Boasting a fantastic garage conversion/studio, a stunning fitted kitchen and well-presented interior throughout, this three-bedroom extended home offers more than meets the eye!

Conveniently located within walking distance to Western Avenue shops, Burford Green recreation ground, local schools, the town centre and the train station. The A6 and A14 are also within close driving distance with links to the M1 and M6.

Entrance is gained through a contemporary composite door into a welcoming entrance hall featuring attractive herringbone flooring, an under stairs storage cupboard, and stair rise to the first floor.

Stunning breakfast kitchen boasting continued herringbone flooring, LED ceiling spotlights, space for a breakfast table, access to the dining room and a door to the garden.

The high-quality kitchen comprises a host of shaker style eye and base level units, a quartz workface, ceramic wall tiles, a Belfast style sink with a mixer tap, an AEG smart double oven with a combination microwave function, an electric hob with a built-in extractor, an integrated dishwasher, an integrated washing machine and space for a fridge/freezer.

The dining room benefits from French doors out to the garden, laminate flooring and space for a dining table and chairs.

Beautifully appointed living room boasting a generous window to the front elevation, laminate flooring, a charming fireplace with a multi-fuel burner and an opening to the dining room.

Stairs rise to a naturally light first floor landing with a window to the side elevation and a loft hatch to a fully boarded attic with a ladder.

Three well presented bedrooms with two benefitting from being double in size and bedroom three offering a good sized single room or a study with a built-in cupboard.

Luxury family bathroom featuring tiled effect flooring, attractive wall tiling, a chrome heated towel rail, LED ceiling spotlights, a mirror with built in lighting, a fitted storage cupboard and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wash hand basin and low-level WC built within a vanity unit.

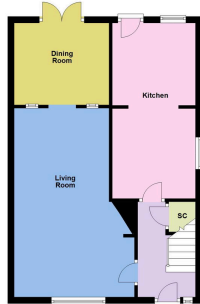
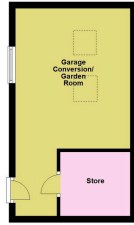
Situated on the tree-lined Western Avenue, the property is set back from the road boasting a neat and attractive part rendered frontage, with off road parking for two cars.

The rear garden has been beautifully designed featuring areas ideal for outdoor entertaining with paved and decked private seating areas, a well-kept lawn, a host of mature trees and plantings and a gravelled area with a gate to the front elevation and a fantastic, converted garage/studio.

This converted garage has been thoughtfully repurposed for storage, offering a versatile space with plenty of natural light. Two roof lanterns provide ample overhead illumination, while a window adds additional lighting, creating a bright and airy environment. Please note that the original up-and-over garage door is no longer in use and has been sealed off as part of the conversion. This provides a more functional, enclosed area, ideal for storage or as a flexible space to suit your needs.



Ground Floor



First Floor



- Kitchen - 5.49m x 2.59m (18'0" x 8'6")
- Living Room - 6.05m x 3.81m (19'10" x 12'6")max
- Dining Room - 2.97m x 2.57m (9'9" x 8'5")
- Main Bedroom - 4.04m x 3m (13'3" x 9'10")
- Bedroom Two - 3.71m x 1.98m (12'2" x 6'6")
- Bedroom Three - 3.02m x 2.67m (9'11" x 8'9")max
- Bathroom - 1.98m x 1.91m (6'6" x 6'3")
- Garage Conversion/ Garden Room - 6.48m x 3.58m (21'3" x 11'9")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

