

for sale

offers in the region of **£350,000** Freehold



Rainsborough Gardens Market Harborough LE16 9LN

"A deceptively spacious and highly versatile two/three-bedroom semi-detached bungalow occupying a generous south-facing plot within walking distance of local amenities. Benefiting from multiple reception areas, a large conservatory, ample off-road parking, car port, private low-maintenance gardens.

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- Energy Rating: C
- Deceptively spacious semi-detached bungalow
- Spacious lounge with feature fireplace
- Timber workshop with power and lighting



Property Details

Lounge

A bright and welcoming reception room positioned to the front of the property, featuring a charming fireplace with decorative surround creating an attractive focal point. A double-glazed window allows plenty of natural light, making this a comfortable space for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base units providing ample storage, complemented by roll-edge work surfaces and tiled splashbacks. The kitchen includes a breakfast bar area, ceramic sink and drainer, space for a freestanding cooker with extractor hood over, plumbing for a dishwasher and space for further appliances. Convenient access is provided to both the conservatory and car port.

Bedroom One

A generous double bedroom situated to the front of the property, featuring an extensive range of fitted wardrobes and hardwood polished flooring, providing excellent storage and a pleasant front outlook.

Bedroom Two

A comfortable bedroom overlooking the rear garden and benefiting from fitted wardrobes. Ideal as a guest bedroom or second double bedroom.

Bedroom Three/Study

A versatile room offering flexibility to suit individual needs. Currently configured as a third bedroom or study, it could also be utilised as a home office, hobby room or occasional guest accommodation. Convenient access is provided to the utility room and cloakroom.

Shower Room

A modern and practical wet room-style bathroom fitted with a shower area, low-level WC and vanity wash hand basin with storage beneath. Finished with tiled walls, tiled flooring and a heated towel rail.

Utility Room

A practical and useful addition to the home, fitted with further storage units and work surfaces. Offering plumbing for a washing machine and space for additional appliances, with direct access to the rear garden.

Cloakroom

Conveniently fitted with a low-level WC and wash hand basin, complemented by a heated towel rail.

Conservatory

A superb addition to the property, stretching across much of the rear elevation. Benefiting from double glazing, beige tiled, and a fully insulated roof and two radiators. The room provides excellent year-round accommodation with sliding patio door the garden and enjoys lovely views over the private rear garden. An ideal space for dining, relaxation or entertaining guests.





Ground Floor

Total floor area 74.0 m² (796 sq.ft.) approx

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MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308490 - 0012

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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