



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive and extended dormer bungalow, situated in a sought-after residential location within walking distance of the town centre, boasting generous proportions throughout, three bedrooms and off-road parking!



Hammond Way
Market Harborough
LE16 7JW





Conveniently located within walking distance of the town centre with a variety of independent local shops and restaurants, and the train station with commuter rail links to London St Pancras within an hour.

Entrance through the uPVC front door leading into the inviting entrance hall with laminate flooring and access to all ground floor rooms.

Spacious and extended kitchen/breakfast room comprising laminate flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel sink, an integrated electric cooker with a four ring gas hob, space for a washing machine, tumble dryer, fridge and freezer, a door out to the side of the property, French doors through to the conservatory and stairs flow up to the first floor.

Light and air garden room featuring a view out over the garden, laminate flooring and space for a breakfast table and chairs.

Living room with a bay window to the front elevation, a feature gas fireplace and benefitting from new carpets.

Two bedrooms are located on the ground floor, both with new carpets the second bedroom being a generous double.



Modern shower room comprising LVT flooring, ceramic tiled walls, a low-level WC, a vanity enclosed wash hand basin and a shower enclosure with a fitted shower over.

The attic has been converted to create a fantastic main bedroom, boasting dual aspect windows, ample space for a large bed and furniture, and a fantastic en suite shower room. The en suite comprises LVT flooring, a low-level WC, a pedestal wash hand basin and a double width shower enclosure with an electric shower over.

The property features a neat frontage with a lawn area and mature shrubbery, and a block paved driveway providing off road parking for one car. The rear garden features a paved patio leading from the rear doors, flowing into a path enclosed by a low-level brick wall that wraps around the conservatory. The remaining garden is a lawn area and various planted borders.





Living Room - 3.89m x 3m (12'9" x 9'10") max

Kitchen/Breakfast Room - 6.38m x 2.95m (20'11" x 9'8") max

Main Bedroom - 4.95m x 3.81m (16'3" x 12'6") max

En Suite - 3.86m x 1.42m (12'8" x 4'8")

Bedroom Two - 3.89m x 2.87m (12'9" x 9'5")

Bedroom Three - 2.79m x 2.26m (9'2" x 7'5")

Shower Room - 1.65m x 1.5m (5'5" x 4'11")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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