Connells

connells.co.uk

for sale

offers over **£325,000** **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.

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

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308490 - 0013

Tenure:Freehold EPC Rating: C

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk