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Arden Way  
MARKET HARBOURGH



## Property Description

Connells is pleased to offer this three bedroom semi detached house with off road parking and garage.

Conveniently located within walking distance to Ridgeway Primary Academy with Robert Smyth Academy also within very close walking distance, making the property an ideal family home prospect. With open views over parkland to the rear, this is a unique property that must be viewed to be appreciated.

With Market Harborough town centre within walking distance, transports links to London, excellent shopping, bars and restaurants are within easy reach.

## Entrance Hall

A highly practical good-sized entrance hall. Connecting the front and rear of the property, this room offer access to the home plus is an ideal location for freezer, bikes, wellies etc.

## Cloakroom

Separate to the bathroom with wc and wall-mounted sink.

## Lounge

Beautifully light room with twin windows overlooking the front of the property. Living flame feature fireplace with slate surround, wooden flooring and understairs cupboard.

## Kitchen

Contemporary base and wall units with stylish complementary tiled backsplash and contrasting granite-effect worksurface, wooden laminate flooring, extractor hood, space for oven/hob, washing machine and under counter freezer. Space for cafe-style dining area.

## Bathroom

Bath with shower above, sink with vanity.

## First Floor Landing

Access hatch to loft, storage cupboard housing boiler.

## Bedroom 1

Overlooking the front of the property, bright and airy double bedroom.

## Bedroom 2

Double bedroom with views overlooking the open park area to the rear.

## Bedroom 3

Additional bedroom to the rear.



## Outside

The property is situated in a highly desirable town centre location but is surrounded by open spaces to the front and rear that gives this property a unique and peaceful feel. The good-sized front garden is laid mainly to lawn while the rear garden has a patio area, large lawn, space for two sheds and provides access to the garage that can be accessed from an off-street lane that also provides additional parking space.

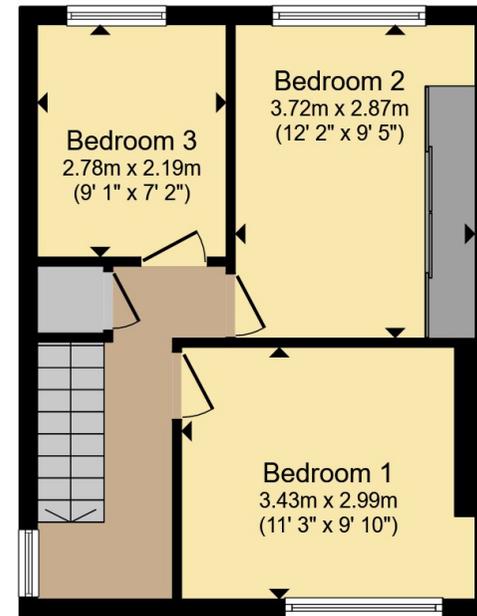








**Ground Floor**



**First Floor**

Total floor area 85.1 m<sup>2</sup> (916 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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