



**Rectory Lane, Market Harborough, LE16 8AS**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A two bedroom semi detached property located in the much sought after location of Little Bowden.

The property is located within walking distance of the mainline railway station and Market Harborough town centre.

Requiring some upgrading and modernisation and is briefly arranged as follows:

Entrance hallway with storage cupboard and stairs to the first floor, a connecting door leads through into the living room which has a bay window to the front elevation that looks over the public open space.

The dining kitchen is located to the rear of the property and has a range of base and wall units, 1.5 bowl with drainer, electric hob with hood over, plumbing for appliance door to conservatory and an additional door to the cloaks w/c, which has a wash hand basin and a close couple w/c fitted, to the side of the property with a lean to with doors to either end.

The conservatory is of brick and upvc construction and overlooks and gives direct access to the rear garden

To the first floor there are two bedrooms, and a shower room that comprises of a shower tray, close coupled w/c and a wash hand basin.

To the front of the property is a pathway with shrub borders and to the rear there is an established garden with artificial lawn and established shrubs and trees.







## Key Features

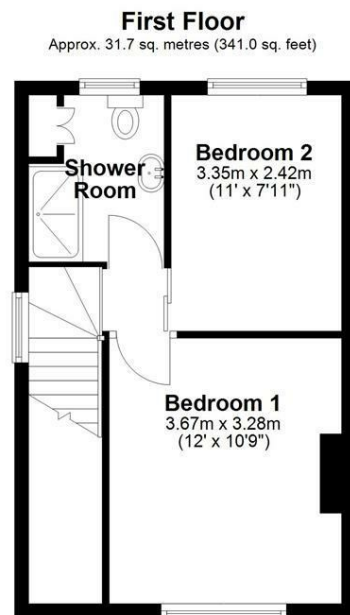
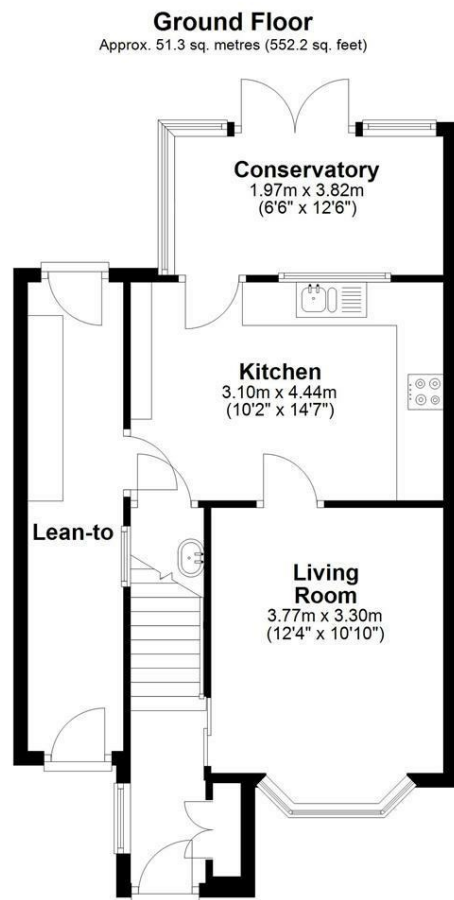
- Two Bedroom Semi Detached Property
- Requiring Upgrading/Modernisation
- Entrance Hallway, Cloaks w/c
- Living Room
- Dining kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Mature Garden
- No Upward Chain

**£245,000**



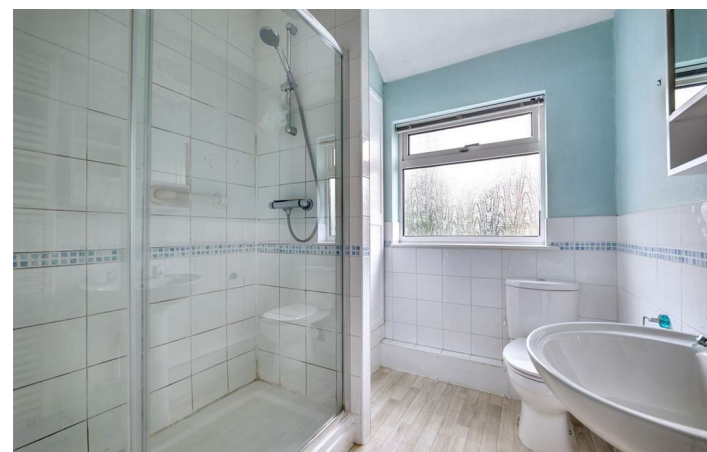






Total area: approx. 83.0 sq. metres (893.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough District Council

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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on 01858 431315

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