



**Connells**

Shelland Close  
Market Harborough



## Property Description

Situated on a highly desirable and popular cul-de-sac, this fantastic 4 bed home is perfectly designed for family living and offered to the market in fantastic condition. Situated on a popular corner plot on the edge of Shelland Close, this wonderful home is not to be missed. Entering into a spacious and welcoming hallway, the property flows nicely into a large, yet cosy living room with double doors leading into the dining area. Situated at the back of the property is a stunning redesigned kitchen with integral units and breakfast area with views out onto the garden. A large and well-proportioned utility room with side and garage, complete with fully electric door to the front, access as well as a WC complete the downstairs portion of the property.

Upstairs is an extremely generous landing leading to all 4 corners of the house. A huge master bedroom complete with a tasteful and contemporary bathroom featuring premium marble flooring provides exceptional space. 3 further double rooms mean there is space for all the family and guests, and a second modern family bathroom completes the upstairs section of this glorious home. A private and part walled garden at the rear of the property gives ample space for alfresco dining and a large driveway at the front provides off road parking for multiple cars.

Situated close to schools, transport links and the centre of town, this stunning 4 bed family home is not to be missed.

## Ground Floor

### Entrance Hall

Entrance hall with doors to Living room, dining room, kitchen, cloakroom and stair to first floor.

### Cloakroom

Comprising of w.c, wash hand basin and radiator.

### Lounge

11' 10" x 15' 7" into bay ( 3.61m x 4.75m into bay )

Double doors from the entrance hall into this large bright room with bay window to front elevation, feature fireplace with gas fire inset, TV point, two radiators and double doors into the dining room

### Kitchen / Breakfast Room

22' 2" x 10' ( 6.76m x 3.05m )

With a selection of wall and base units and complimentary wooden worktops, tiled splashbacks. Integrated dishwasher, fridge/freezer, double electric oven and hob with extractor hood over, stainless steel sink and drainer with mixer tap, tiled flooring throughout.

The dining area sits in a delightful bay window with views of the garden.

### Utility Room

9' 4" x 5' 4" ( 2.84m x 1.63m )

With additional wall and base units, plumbing and space for washing machine and tumble drier, tiled flooring, understairs storage cupboard and external door to side.

## First Floor

### Landing

With doors to all bedrooms and bathroom, radiator and loft access via a loft ladder.

### Bedroom One

15' 1" x 17' 5" ( 4.60m x 5.31m )

Spacious principle bedroom with built in wardrobes, window to front elevation, radiator and door to en suite

### En Suite

Comprising of shower cubicle, w.c, wash hand basin, tiled flooring, radiator and window to front elevation.

### Bedroom Two

15' 11" x 12' 1" ( 4.85m x 3.68m )

Window to front elevation, built in wardrobe and radiator.

### Bedroom Three

13' 9" x 10' 3" ( 4.19m x 3.12m )

Window to rear elevation, and radiator.

### Bedroom Four

9' 4" x 14' 3" ( 2.84m x 4.34m )

Window to rear elevation, built in wardrobes and radiator.

## Bathroom

Comprising of modern bathroom suite of bath, shower cubicle, with class shower screen, vanity wash hand basin unit and w.c, fully tiled walls and floor, radiator and window to rear elevation.

## Garage

Double garage with an electric up an over door, lighting and power.

## Front Of The Property

Sitting on a corner plot with driveway suitable for several vehicles, leading to a double garage. hedging to front and side with lawn and mature shrubs.

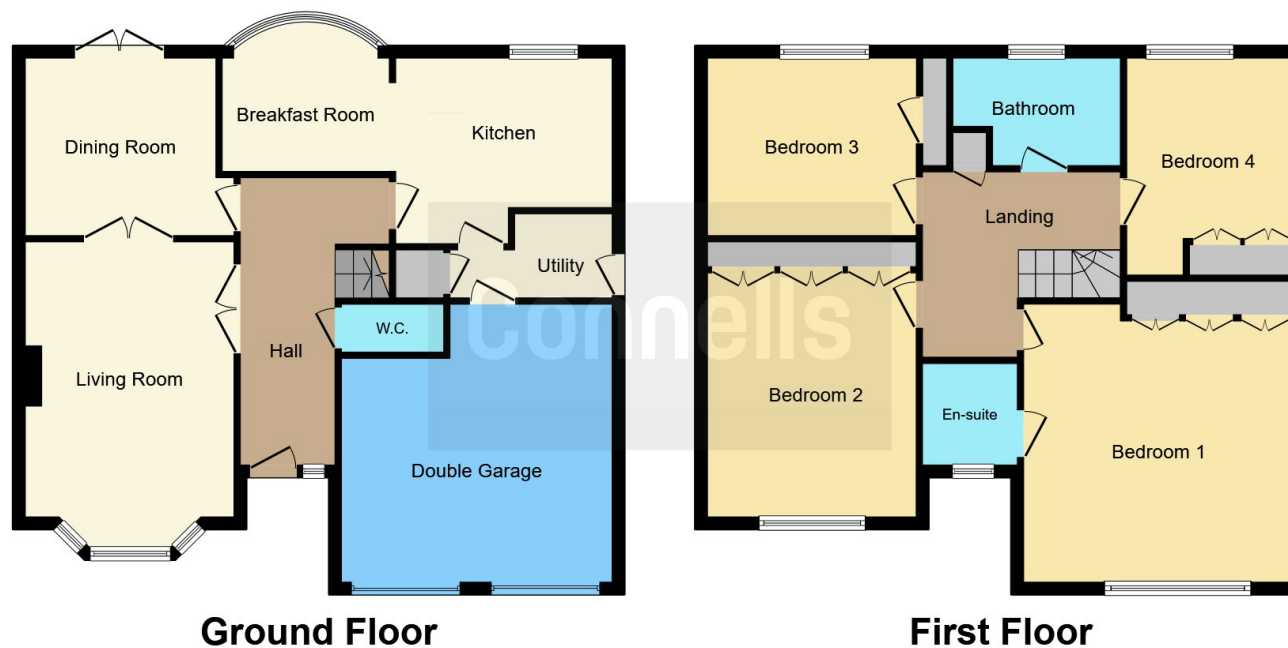
## Rear Of The Property

Lovely private rear garden with wall and timber boundaries, two graveled seating areas, timber shed, borders filled with mature trees and shrubs, and separate seating area to the rear, side gated access to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

Tenure: Freehold

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