



21 POCHIN DRIVE MARKET HARBOROUGH, LE16 7LP

## 21 POCHIN DRIVE

£435,000 Freehold

Occupying an elevated position on possibly the highest point in Market Harborough is this imposing four bedroom property. Having been significantly extended over two storeys, there is so much space to work with in this family home. Its elevated position means that this property is not overlooked and also enjoys picturesque views over Market Harborough and the rolling countryside beyond. The hub of the home is undoubtedly the bright and open kitchen/dining/living area found in the rear extension. The luxurious and modern finish includes bifolding doors opening seamlessly out onto the rear garden, a modern kitchen with quartz work surfaces and even under floor heating. This property has not compromised on upstairs living space either and you will find three double bedrooms and a single, the master with ensuite bathroom, two storage cupboards and a sleek family bathroom.

### ENTRANCE HALL



**LOUNGE**

18' 08" x 12' 02" (5.69m x 3.71m)

**PLAYROOM/STUDY**

9' 09" x 7' 08" (2.97m x 2.34m)

**OPEN KITCHEN AND LIVING AREA**

28' 03" x 15' 10max" (8.61m x 4.83m)

**UTILITY ROOM**

7' 09" x 5' 05" (2.36m x 1.65m)

**MASTER BEDROOM**

16' 08max" x 11' 10max" (5.08m x 3.61m)

**ENSUITE**

8' 00max" x 6' 00max" (2.44m x 1.83m)

**BEDROOM TWO**

13' 09max" x 10' 02max" (4.19m x 3.1m)

**BEDROOM THREE**

16' 07max" x 8' 02max" (5.05m x 2.49m)

**BEDROOM FOUR**

10' 00max" x 8' 03max" (3.05m x 2.51m)

**BATHROOM**

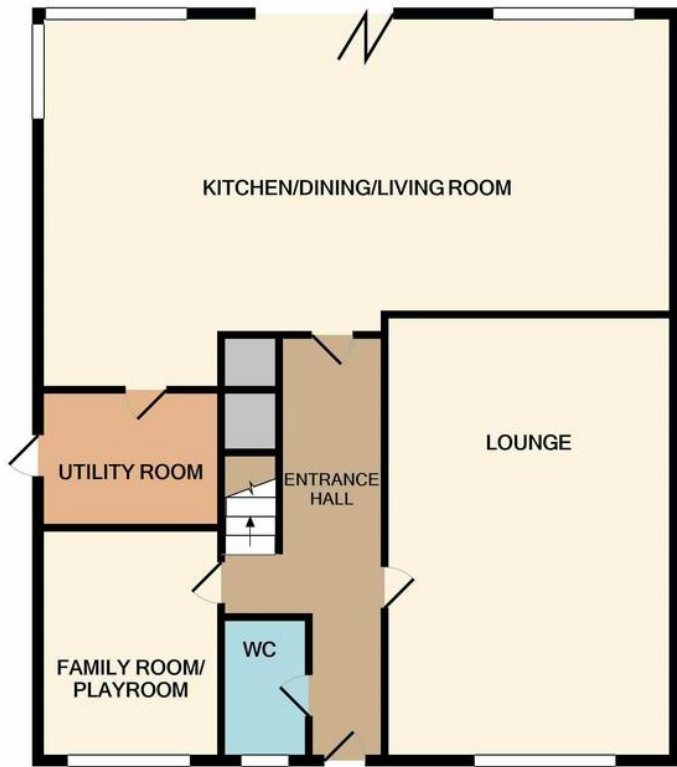
8' 05" x 5' 06" (2.57m x 1.68m)

**OUTSIDE**

To the front of the property there is a hard standing driveway with space for several vehicles and a raised bed currently pebbled. There is a storm porch providing shelter with spotlights overhead and gated side access to the rear garden.

The rear garden is a lovely and peaceful area with the benefit of being south facing and not overlooked. It is mostly laid to lawn with borders of mature plants and trees including sunflowers, salvia hot lips, rose climbers, a vegetable patch with sweet corn and tomatoes growing, a timber shed construction, an outside light and potential at the side of the house to create a bike store area.





GROUND FLOOR



1ST FLOOR

TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

EPC- to be confirmed

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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