

37 Chatsworth Drive, Market Harborough, LE16 8BS



£595,000

This immaculately presented, extended, five bedroom, detached family home is conveniently situated within a highly sought after location. The property is only a short distance from Market Harborough town centre, superb local amenities, outstanding schools and train station with mainline links into London St Pancras. This stunning home offers a lovely contemporary feel, large open plan living spaces and five double bedrooms. The accommodation briefly comprises: Entrance hall, living room, study, extremely spacious kitchen/living/diner, utility room, downstairs WC, master bedroom with en-suite, four further double bedrooms and family bathroom. Outside is a double driveway, low maintenance front garden, single garage and good sized well maintained rear garden. Viewing is highly recommended to appreciate the vast space and excellent finish this great home has to offer! NO CHAIN!

Service without compromise

Entrance Hall



Accessed via a composite front door. Doors leading off to: Living room, Kitchen, Study and downstairs WC. Stairs leading to: First Floor. Two built-in storage cupboards.

Lounge 17'1" x 11'9" (5.21m x 3.58m)



Having a UPVC bay window to the front elevation. Radiator. TV point and internet connection. Double doors leading through to: Kitchen/Living/Diner.

Study/Reception Two 14'8" x 8'9" (4.47m x 2.67m)

UPVC double glazed window to the front elevation. Radiator. TV point and Telephone point.

Kitchen/Living/Diner 34'6" x 20'1" (10.52m x 6.12m)



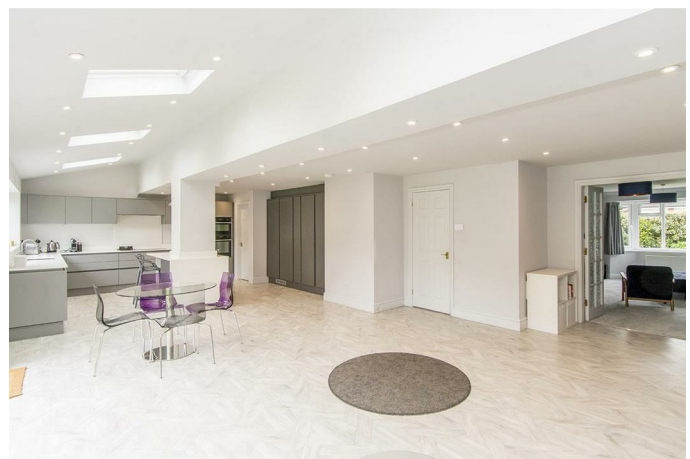
A stunning and highly impressive space, having been recently extended to create a fabulous open plan Kitchen/Living/Dining space with under floor heating and luxury vinyl Amtico flooring throughout. The Kitchen comprises: High end, contemporary matt finish base, wall and larder style units with a stylish granite worktop. The

integral appliances include: Bosch tall Fridge, Bosch tall Freezer, dishwasher, an induction Neff hob with gas wok-burner and concealed extractor over. The kitchen area also includes a breakfast bar and a unique concealed entertainment bar within a double larder unit. The Living/Dining area has huge bi-fold doors providing seamless access to the rear garden. Furthermore is a UPVC double glazed window over looking the rear elevation, electric opening velux windows, TV point and internet connection and a door through to: Utility room.

(Kitchen/Living/Diner Additional Photo)



(Kitchen/Living/Diner Additional Photo)



(Kitchen Area)



(Kitchen Area Additional Photos)



(Kitchen Pantry/Bar)



Utility Room 9'11" x 7'4" (3.02m x 2.24m)



Located off the Kitchen. Comprising: a selection of fitted base and wall units with luxury laminate worktop over. Stainless steel sink and space and plumbing for a freestanding washing machine. Boiler. Radiator. Internal access to Garage and a door to side elevation allowing access to the garden.

Downstairs WC



Comprising: Low level WC and pedestal hand basin. Radiator.

Landing

Airing cupboard, loft access, radiator. Doors off to: All bedrooms and family bathroom.

Master Bedroom 14'0" x 12'4" (4.27m x 3.76m)



UPVC double glazed window to front aspect. Radiator. TV point. Built in fitted wardrobes. Door through to: En-Suite

(Master Bedroom Additional Photo)



En-Suite



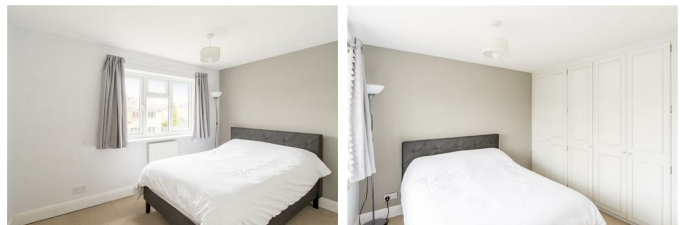
UPVC opaque double glazed window to the side, fitted with a three piece white suite comprising: Low level WC, hand basin over storage unit, shower cubicle, shaver point and heated towel rail.

Bedroom Two 13'9" x 10'2" (4.19m x 3.10m)



UPVC double glazed window to rear aspect, fitted wardrobe and Radiator.

Bedroom Three 11'10" x 8'11" (3.61m x 2.72m)



UPVC double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Four 11'4" x 9'3" (3.45m x 2.82m)



UPVC double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Five 13'3" x 8'2" (4.04m x 2.49m)



UPVC double glazed window to front aspect. Built in wardrobes. Radiator.



Family Bathroom



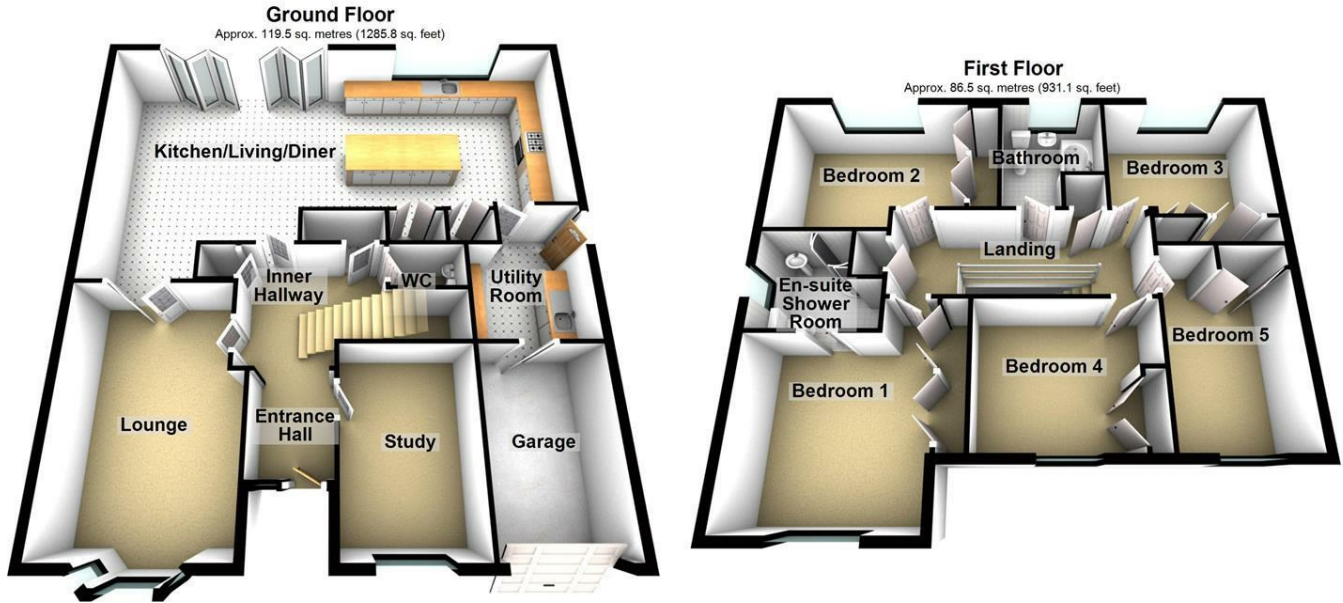
UPVC opaque double glazed window to rear aspect, fitted with a three piece suite comprising: Low level WC, wash hand basin within vanity unit and panelled bath with shower over and glazed shower screen, extractor fan, shaver point and radiator.

Outside



To the front is a tarmac driveway providing parking for multiple vehicles, pathway to front door and low maintenance lawn area. There is also pedestrian access via the side of the property to the rear. Access to the integral single garage with up and over door, power and light. To the rear is a good sized, fully enclosed garden, being mainly laid to lawn. The garden has recently undergone further improvements to include a re-turf to enlarge the previous lawn. Paving provides a seating area that can be accessed directly from the Kitchen/living/Diner.

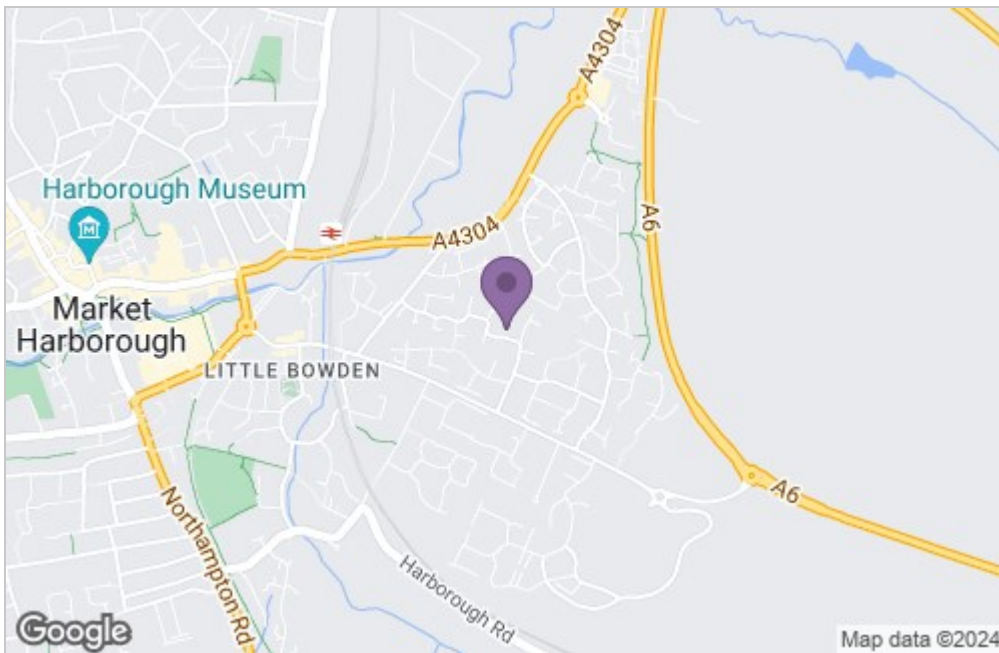
Floor Plan



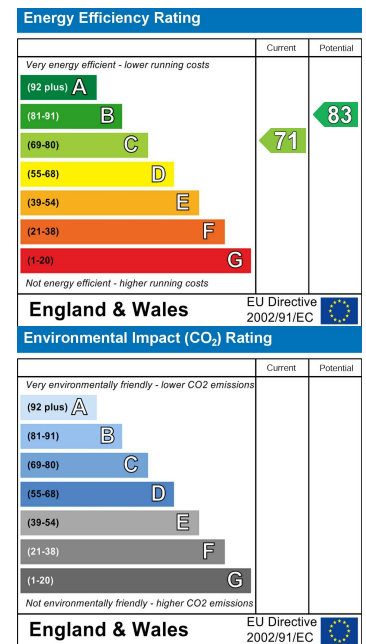
Total area: approx. 206.0 sq. metres (2216.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise