

**HENDERSON
CONNELLAN**

ESTATE AGENTS



**“More than Meets
the Eye ”**



18 Harrod Drive
Market Harborough
LE16 7EH

£475,000



More Than Meets The Eye!

Boasting extended proportions, a detached potential annexe, pool room, double carport and double garage, this three/four bedroom property offers more than what meets the eye and benefits from a sought after cul de sac position, within walking distance of the train station!





Property Highlights

Highly requested residential location within walking distance of the town centre, local amenities and the train station with fantastic commuter links to London in under one hour.

Entrance is gained into the entrance porch with a fitted floor mat, edge with a brick border and an internal door leads through into the entrance hall.

Welcoming entrance hall of a generous size with access to deep fitted cloakroom cupboards, one of which benefits from being a study area, access to the under stairs storage and stairs rise to the first floor.

Formal dining room/second sitting room situated to the front elevation offering a flexible layout with ample space for a large dining table and chairs or ideal as a second sitting room/snug.

Open plan kitchen/dining room overlooking the rear garden with two feature windows, ample space for a dining table and access into the utility room. The fitted kitchen comprises a range of shaker style eye and base level units, a roll top work surface, tiled splashbacks, a stainless one and a half bowl sink, an integrated oven and a five ring gas hob with extractor hood over. There is also an integrated fridge.

Separate utility room with additional eye and base level unit storage, a roll top work surface, a stainless sink and space for a washing machine and fridge /freezer. There is also access to the garden through the glazed patio door.

Property Highlights

First floor landing with a window to the front elevation injecting an abundance of natural light, access to the airing cupboard and bespoke fitted shelving offering an ideal library area.

Well-proportioned living room situated on the first floor benefitting from being tastefully extended with a dual aspect, attractive raked ceilings and a host of plug sockets. The fantastic room also benefits from wiring beneath the carpet if a surround sound system was desired and a concrete hearth if a log burner was to be fitted. This excellent space also boasts a flexible layout with the potential to be an additional, generous bedroom if needed.

Three bedrooms all double in size, with the potential of a fourth if the living room could be utilised on the ground floor. The main bedroom is located to the front elevation with fitted wardrobes and a shower room with separate WC. The shower room area benefits from a towel rail and a two piece suite to include a fully tiled and enclosed shower cubicle and a vanity enclosed wash hand basin. The separate WC features tiling to dado height and a two piece suite to include a low level WC and a bidet.

Family bathroom benefitting from a towel rail, tiled walls to dado height and a four piece suite to include a panel enclosed bath, a fully tiled and enclosed shower cubicle, a low level WC and a vanity enclosed wash hand basin.



Property Highlights

Fantastic pool room boasting a generous pool, heated via solar thermal panels situated on the main roof and benefitting from a wet room, shower facility. The amazing space is laid with tiled flooring, and has been finished with cement rendering and a blue polycarbonate ceiling. There is central heating within the pool area, a host of high level windows and doors lead out to the garden. The current owner uses the pool daily and it has been a fantastic addition for regular exercise, but would also be excellent for families and grandchildren.

Detached, potential annexe situated in the rear garden offering excellent versatility, perfect for multi-generational living or to run a client based business from (subject to obtaining all relevant consents and permission). This fantastic Annexe benefits from an entrance hall with access to an open plan kitchen/dining/living room with raked ceilings, a host of windows and French doors lead out to the decked section. The kitchen benefits from an array of eye and base level units, a stainless steel sink and integrated fridge/freezer. There is also ample space for a dining table and living area. The bedroom features fitted wardrobes and the main bathroom incorporates a four piece suite to include a panel enclosed bath and corner enclosed shower cubicle.





Outside

Nestled within a desirable cul de sac, the property boasts a corner plot position and benefits from being neatly set back from the road. A secure timber gate leads to an extensive block paved driveway that wraps around to the rear and side elevation, providing off road parking for up to ten cars. This flows to the hidden carport and double garage, perfect car enthusiasts and mechanics. To the front of the property is a gravelled section and there is access to the front porch with front door.

The rear garden has been designed with low maintenance in mind and wraps around to the side elevation with access to the potential annexe, the double carport and double garage. The garden has been predominately laid with a block paved patio ideal for seating and entertaining and a host of well stocked planted borders featuring mature shrubbery and trees. The plot wraps around to the side with access to the double carport and this provides access into the double garage with sliding door, water, power and light. A host of machinery and tools will be available by separate negotiation.

Measurements

Living Room

16' 10" x 16' 0" (5.13m x 4.87m)

Dining Room

14' 11" x 11' 3" (4.54m x 3.43m)
max

Kitchen/Breakfast Room

19' 6" x 10' 9" (5.94m x 3.27m)

Utility

10' 6" x 8' 7" (3.20m x 2.61m)

Swimming Pool Room

26' 2" x 16' 1" (7.97m x 4.90m)

Main Bedroom

11' 0" x 9' 11" (3.35m x 3.02m) max

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.61m)

Bathroom

9' 3" x 6' 11" (2.82m x 2.11m)

Double Garage/Workshop

18' 7" x 17' 1" (5.66m x 5.20m)

Carport

18' 7" x 17' 1" (5.66m x 5.20m)

Annexe Kitchen/Living Room

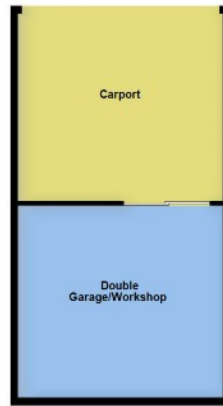
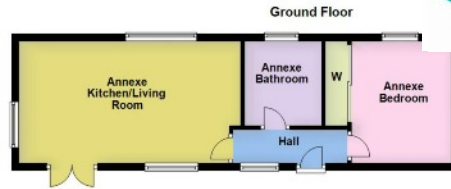
20' 1" x 11' 10" (6.12m x 3.60m)

Annexe Bedroom

11' 0" x 9' 1" (3.35m x 2.77m)

Annexe Bathroom

8' 2" x 5' 11" (2.49m x 1.80m)



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