

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Village Living with Views to Impress”



Meadow View
52 Main street
Medbourne
LE16 8DT

£600,000



'Village Living with Views to Impress'

Positioned within the picturesque village of Medbourne, this fantastic detached residence, 'Meadow View', boasts truly stunning views overlooking the neighbouring meadow, rolling countryside and village sports field, four double bedrooms and an oversized garage!





Property Highlights

Perfectly located within walking distance to the local shop, pub, sports ground and offers close driving links to Market Harborough with excellent commuter rail links to London St Pancras in under an hour. Local state and private schools are also within close driving distance.

Entrance is gained into an inviting entrance hall with decorative corning, a guest WC, integral access to the oversized garage and stairs rise to the first floor.

Beautifully appointed living room boasting a charming gas fireplace with a timber mantle, stone hearth and surround, decorative corning, a dado rail and French doors offering superb views to the rear and access to the garden.

Well-presented kitchen featuring attractive tiled flooring, an array of timber effect eye and base level units, a square edge work-surface, a Stoves cooker, space for a dishwasher and fridge freezer, a side door leads out to the rear garden and an opening connects to the garden room. There is also a central island with additional storage cupboards, a square edge work-surface and a one and half bowl sink with a mixer tap and draining board.



Property Highlights

Light and airy garden room offering the perfect space to sit and enjoy the views of the garden and surrounding countryside, with continued tiled flooring, a Daikin air-conditioning unit, space for a dining table and chairs, French doors to the garden and an opening to the kitchen.

Formal dining room featuring a bay window overlooking the front elevation, a dado rail and ample space for a large dining table and chairs.

The guest WC is much larger than you'd expect comprising of a pedestal wash hand basin, a low level WC and the space to also be used as a cloak room.

Stairs rise to a galleried first floor landing with decorative corning, a window to the front elevation, a storage cupboard, and a loft hatch.

Four bedrooms all of which benefit from being double in size with bedrooms two and three overlooking the garden and neighbouring countryside, and feature fitted wardrobes.



Property Highlights

Beautifully presented main bedroom featuring two windows injecting an abundance of natural light, fitted wardrobes and a dressing table, ample space for a king size bed, decorative corning and access to an en-suite shower room.

The en-suite shower room features ceramic wall tiles, ceiling spot lights and a white three piece suite to include a shower cubicle with a Mira shower, a pedestal wash hand basin and a low level WC.

Family bathroom boasting ceramic wall tiles to dado height, ceiling spot lights and a white four piece suite to include a corner enclosed bath with a mixer tap and shower attachment, a double width shower cubicle with a Mira shower, a pedestal wash hand basin and a low level WC.





Outside

The west facing rear garden has been beautifully designed and benefits from fantastic views of the neighbouring meadow, rolling countryside and village sports field.

A paved patio area offers space for a garden table and chairs, perfect for outdoor entertaining and steps lead down passing a charming low level red brick retaining wall to a well-manicured lawn with a variety of well stocked planted borders.

The side of the garden features a pathway leading down to the main lawn, two timber gates to the front of the property and access to the kitchen side door with a covered canopy over.

Accessed off the road and down a private gravel driveway to four dwellings, this attractive residence is neatly set back and features a block paved driveway for two cars, a planted border, a side gate to the rear garden and an oversized garage.

Measurements

Living Room

17' 6" x 14' 2" (5.33m x 4.31m)

Kitchen

15' 7" x 10' 6" (4.75m x 3.20m)

Dining Room

12' 3" x 9' 10" (3.73m x 2.99m)

Garden Room

17' 5" x 13' 7" (5.30m x 4.14m)
max

Main Bedroom

14' 3" x 12' 1" (4.34m x 3.68m)
max

En Suite

8' 10" x 5' 3" (2.69m x 1.60m)

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.32m)

Bedroom Three

14' 0" x 10' 7" (4.26m x 3.22m)
max

Bedroom Four

12' 3" x 9' 7" (3.73m x 2.92m)

Bathroom

14' 2" x 6' 2" (4.31m x 1.88m)



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