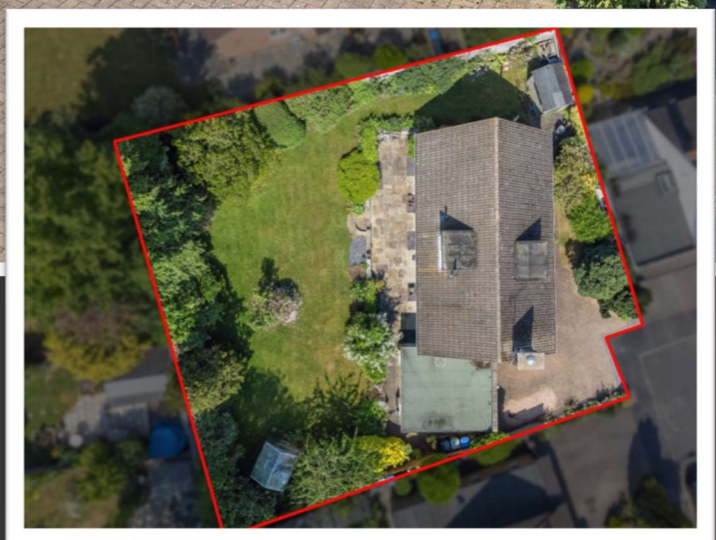




Measurements

Entrance Hall	16' 2" x 11' 11" (4.92m x 3.63m) max
Living Room	23' 3" x 13' 0" (7.08m x 3.96m) max
Kitchen/Breakfast Room	13' 5" x 8' 10" (4.09m x 2.69m)
Main Bedroom	13' 11" x 11' 11" (4.24m x 3.63m) max
Bedroom Two	13' 0" x 11' 11" (3.96m x 3.63m) max
Bedroom Three	12' 7" x 10' 9" (3.83m x 3.27m)
Bedroom Four	13' 11" x 10' 5" (4.24m x 3.17m)
Shower Room	6' 7" x 6' 6" 2.01m x 1.98m)
Bathroom	8' 0" x 5' 11" (2.44m x 1.80m)
Double Garage	17' 1" x 15' 9" (5.20m x 4.80m)



"A Plot, Location and Potential to Impress!"



HENDERSON CONNELLAN
ESTATE AGENTS
63 High Street,
Market Harborough,
Leicestershire,
LE16 7AF
01858 410400

marketharboroughsales@hendersonconnellan.co.uk





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Positioned within a desirable cul-de-sac within a sought after residential location, this fantastic detached property boasts deceiving dimensions, a double garage, a south facing garden and fantastic potential for further modernisation!

Property Highlights

- Situated in a desirable after quiet cul-de-sac location within walking distance of local amenities, schools, countryside walks, easy access to the A6 and with Market Harborough a short drive away.
- Inviting entrance hall with a storage cupboard and stairs rise to the first floor. Beautifully appointed living room boasting a dual aspect flooding the room with natural light, an attractive gas fireplace with a limestone surround and French doors leading out onto the garden.
- Kitchen/breakfast room comprising a generous window overlooking the garden, a host of timber eye and base level units, a roll top work surface and breakfast bar, a stainless steel one and half bowl sink with a mixer tap and draining board, ceramic wall tiles, a serving hatch and a side door leads out to the garden. Appliances included a Neff single oven, a Neff four ring gas hob, a Bosch integrated dishwasher, and a Bosch integrated fridge and freezer.
- Two well-proportioned ground floor double bedrooms with fitted wardrobes and the third bedroom boasting French doors out to the garden.
- Modern shower room featuring attractive floor tiles, porcelain wall tiles, a chrome heated towel rail, ceiling spot lights and a white three piece suite to include a corner enclosed shower cubicle with a Mira shower, a pedestal wash hand basin and a low level WC.
- Stairs rise to a naturally light galleried first floor landing with a window to the front elevation, a storage cupboard and eaves storage space.
- Two generous sized bedrooms both of which benefit from being double in size with built in wardrobes and additional eaves storage.
- Bathroom comprising ceramic wall tiles and a three piece suite to include a panel enclosed bath, a pedestal wash hand basin and a low level WC.



Outside

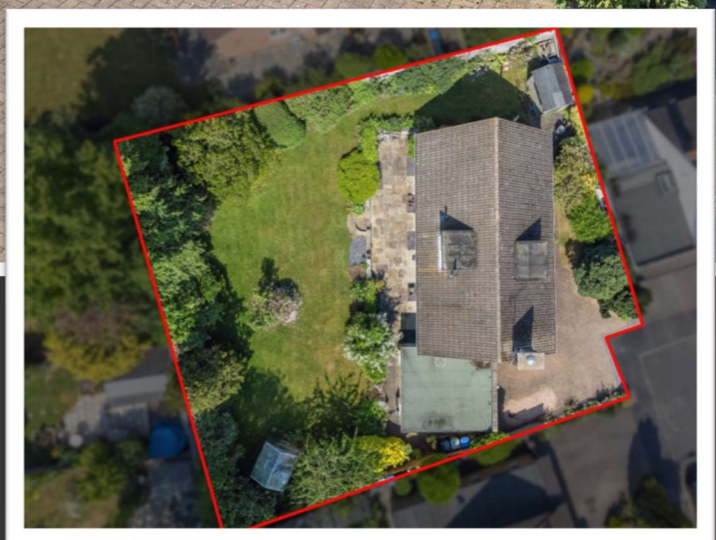
Nestled down a quiet cul-de-sac the property boasts an attractive frontage with a block paved driveway providing off road parking for three cars, a well-maintained lawn, a host of mature plants and shrubbery, access to a double garage, gates either side lead to the rear garden and steps rise to the front door. The south facing rear garden has been beautifully designed and offers a good degrees of privacy. The garden boasts a paved patio area ideal for outdoor entertaining, a variety of well stocked planted borders, a host of mature trees and shrubbery and steps rise up to a generous lawn which wraps around the side of the property. There is also a timber shed, a greenhouse, rear access to the garage and gates either side to the front elevation.





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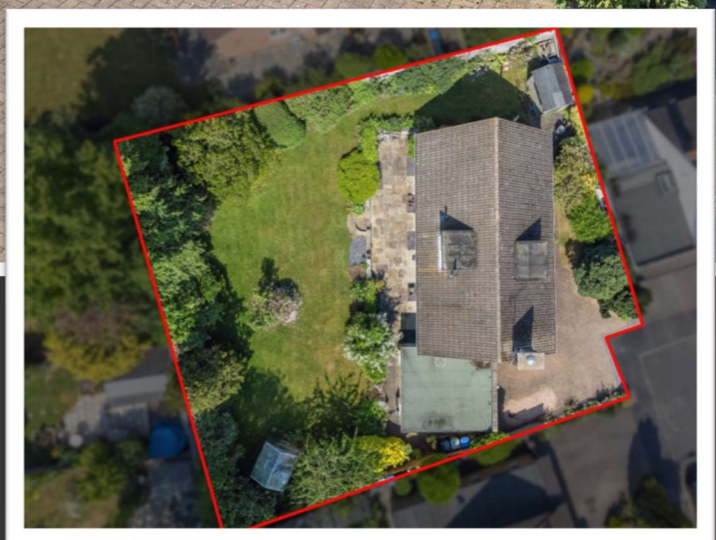
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