



Measurements

Living Room	19' 6" x 11' 3" (5.94m x 3.43m)
Kitchen	11' 10" x 9' 0" (3.60m x 2.74m) max
Dining Area	9' 8" x 9' 5" (2.94m x 2.87m) max
Utility	6' 1" x 4' 11" (1.85m x 1.50m)
Main Bedroom	11' 9" x 11' 7" (3.58m x 3.53m)
En Suite	7' 1" x 4' 11" (2.16m x 1.50m)
Bedroom Two	9' 7" x 9' 2" (2.92m x 2.79m)
Bedroom Three	9' 9" x 9' 2" (2.97m x 2.79m) max
Bedroom Four	10' 4" x 7' 7" (3.15m x 2.31m) max
Bathroom	8' 8" x 6' 6" (2.64m x 1.98m) max
Garage	18' 0" x 8' 7" (5.48m x 2.61m)



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““Location & Design Combine...””



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...to form this impressive detached residence, situated in a highly-desirable area featuring generous proportions throughout, four double bedrooms, a south-east facing rear garden, ample parking and a garage!

Property Highlights

- Conveniently located within walking distance to local primary and secondary academies, the town centre with a variety of independent local shops and restaurants, and the train station with excellent commuter rail links into London St Pancras within an hour.
- Entrance through the timber and glass panelled front door leading into the inviting entrance hall with ceramic tiled flooring, access to the under stair storage cupboard and stairs flow up to the first floor landing.
- Double doors open through to the spacious lounge with windows to the front and French doors to the rear injecting natural light, and a feature electric fireplace with a marble surround.
- Light and airy conservatory with attractive laminate flooring, vertical blinds and French doors open out to the rear patio.
- Open plan kitchen/dining room comprising ceramic tiled flooring, a host of eye and base level shaker style fitted units, white granite work surfaces, a Franke inset composite sink, an AEG electric double oven, a five ring Rangemaster gas hob, an integrated Beko dishwasher, space for a fridge/freezer and an opening through to the utility room. The dining area provides space for a six seater dining table and chairs and a sofa for family living.
- Separate utility room with continued ceramic tiled flooring, eye and base level units, white granite work surfaces, a pantry cupboard, space for a washing machine and a door leads out to the rear garden.
- Guest WC comprising ceramic tiled flooring and a white two piece suite.
- First floor landing with access to the boarded loft via a hatch with a drop down ladder and the airing cupboard housing the Worcester Bosch combi boiler fitted in June 2023.
- Naturally light main bedroom with a large window to the rear elevation overlooking the rear garden and an en suite shower room. The en suite comprises marble effect flooring, a chrome heated towel rail, an electric light mirror with shaving point, a vanity enclosed wash hand basin & WC and a double width shower enclosure with a fitted shower over.
- Three further bedrooms, all of which are double in size with bedroom two benefitting from fitted wardrobes.
- Family bathroom comprising timber effect vinyl flooring and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.
- Single garage with a manual up and over door, a rear personnel door and benefitting from power and light.

Outside

The property comprises a neat and attractive frontage with a hedgerow providing a touch of privacy and off road parking for three to four cars. The current owners comfortably fit a motorhome and two cars on the drive. The south-east facing rear garden features a paved patio area leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. A further circular patio leads from the conservatory doors with an AstroTurf section to the left hand side and a planted border at the rear. Three railway-sleeper flowerbeds provide a touch of colour and a further AstroTurf area sits beyond the garage to capture the best of the day's sun.