

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



**“A Location and Design  
to Impress”**





8 Page Road  
Market Harborough  
LE16 8GG





## A Location and Design to Impress

Built by Redrow Homes and part of the Heritage Collection, this executive four bedroom detached family home boasts stunning accommodation, generous proportions and is set in an exclusive location with a delightful rear garden.







## Property Highlights

Set over approximately 2030 square feet, 'The Richmond' design is a home of true quality and character with its traditional features, stylish interiors and deceiving dimensions offering the foundations for the perfect family home.

The property benefits from solar panels which are owned, helping to contribute to the electricity with a feed in tariff, offering a fantastic bonus to help towards the cost of living.

Meadowdale Academy and Little Bowden Primary School, the town centre, local parks and other local amenities are within walking distance, as well as the train station with direct commuter links into London in less than 1 hour.

Entrance is gained through a composite front door into a welcoming entrance hall boasting wood-effect porcelain tiled flooring, deep skirting boards, two storage cupboards, a guest WC and stairs rise to the first floor.

Beautifully appointed living room in excellent decorative order and offering a contemporary finish with a recessed electric fire and a bay window to the front elevation.

Guest WC comprising wood-effect porcelain tiled flooring, LED ceiling spot lights and a Sottini white two piece suite to include a wall hung wash hand basin and a low level WC.





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Stunning kitchen/dining/family room spanning the entire width across the back of the property overlooking the rear garden making it an ideal entertaining space, whilst still benefitting from offering separate areas, creating a fantastic flexible living space.

The high specification kitchen boasts porcelain tiled flooring, LED ceiling spot lights, a host of shaker style eye and base level units with under counter lighting, a granite work surface with a matching upstand, a double Rangemaster sink with a mixer tap and a fantastic central island/breakfast bar with additional storage space. All appliances are of high standard to include a Smeg double oven and five ring gas hob, a Bosch integrated dishwasher, and two tall integrated fridge freezers.

The dining area features continued porcelain tiled flooring, ample space for a large dining table and chairs, and sliding patio doors lead out to the rear garden.

Family room opens from the kitchen offering a flexible layout with the potential to also be used as a play room, study or additional living area, with continued porcelain tiled flooring, access to a separate utility room and sliding patio doors access out to the paved patio area.

Separate utility room comprising porcelain tiled flooring, a granite work surface, space for a washing machine and a tumble dryer, integral access to the garage and a side door leads out to the garden.





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Stairs rise to a fantastic galleried first floor landing with a beautiful hanging pendant, a window to front elevation, an airing cupboard, and a loft hatch to a partially boarded attic with a drop down ladder and light.

Four generous double bedrooms all immaculately presented with the second and third bedroom benefitting from fitted wardrobes and an outlook over the rear garden.

Impressive main bedroom boasting a bay window, space for a super king size bed, a separate dressing room/walk-in-wardrobe and an en suite shower room.

Luxury en suite shower room featuring porcelain floor and wall tiles, LED ceiling spot lights, a chrome heated towel rail, a fitted storage cabinet and a white Sottini three piece suite incorporating a walk in shower with a rainwater shower head, two wall hung wash hand basins and a low level WC.

Bedroom two offers an ideal guest room with views overlooking the rear garden, fitted wardrobes and an Ensuite shower room benefitting from porcelain floor and wall tiles, LED ceiling spot lights, a chrome heated towel rail and a white Sottini three-piece suite to include a double width shower cubicle, a wall hung wash hand basin and a low-level WC.

Modern bathroom comprising porcelain wall and floor tiles, a chrome heated towel rail, LED ceiling spot lights, and a white four piece suite to include a panel enclosed bath with a shower screen and shower over, a wall hung wash hand basin and a low level WC.

Double garage with a manual up and over door, power and light supply and an integral door into the utility room.







## Outside

Set back from the road, the attractively positioned property is set on a prestigious road featuring a neat frontage boasting a main lawn with a planted and shrubbery border. There is also a hard standing driveway providing off road parking for two cars, an EV car charging point, access to the double garage and a paved path leads to the front door.

The beautifully maintained and established south-west facing rear garden is of a fantastic size featuring a variety of sections.

Directly adjoining the property are two paved patio areas, ideal for alfresco dining with a fantastic canopy (available under separate negotiation) and space for a garden table and chairs.

The remainder of the garden features a well-manicured lawn, raised planted borders stocking a variety of mature trees and shrubbery, a water feature and a greenhouse, perfect for those green fingered buyers. There are also a storage shed to the side, multiple power points, water butts and a side gate to the front elevation.



## Measurements

### Living Room

16' 11" x 13' 0" (5.15m x 3.96m)

### Dining Room

13' 9" x 11' 3" (4.19m x 3.43m)

### Kitchen

15' 5" x 13' 10" (4.70m x 4.21m)

### Utility Room

11' 4" x 5' 2" (3.45m x 1.57m)

### Family Room

11' 5" x 10' 11" (3.48m x 3.32m)

### WC

5' 6" x 3' 10" (1.68m x 1.17m)

### Main Bedroom

14' 9" x 12' 6" (4.49m x 3.81m)

### Walk in Wardrobe

7' 0" x 6' 8" (2.13m x 2.03m)

### En Suite

7' 10" x 7' 10" (2.39m x 2.39m)

### Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)

### En Suite Two

8' 3" x 5' 11" (2.51m x 1.80m)

### Bedroom Three

14' 9" x 10' 0" (4.49m x 3.05m)

### Bedroom Four

15' 7" x 11' 7" (4.75m x 3.53m)

### Bathroom

7' 7" x 6' 8" (2.31m x 2.03m)

### Garage

16' 11" x 16' 4" (5.15m x 4.97m)



First Floor



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