



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Springhill Gardens, Market Harborough, LE16 9FD

£525,000

4 2 2



“Position and Proportions to Impress!”

Nestled within a desirable cul de sac overlooking the neighbouring green, this four bedroom detached property is perfectly positioned with generous proportions, a flexible layout and a detached double garage!

Inviting entrance hall with stunning engineered oak flooring, a neutral decor, access to the guest WC and stairs rise to the first floor.

Well-proportioned living room featuring a bay window injecting an abundance of natural light, a feature electric fireplace and double glass panelled doors lead through to the dining room.

Formal dining room offering a flexible layout with ample space for a dining table and chairs and French doors out to the garden. The kitchen is conveniently located adjacent to the dining area offering fantastic potential to be knocked through if desired.

Modern kitchen/breakfast room overlooking the rear garden with ample space for a small table, access to a generous pantry cupboard and a utility/conservatory area.

The kitchen comprises a range of high gloss eye and base level units, a square edge worktop, a patterned splashback, a stainless steel one and a half bowl sink with draining board, an integrated Bosch double oven, a four ring electric hob and space for a washing machine and fridge/freezer. To the side elevation is an array of further eye and base level units boasting excellent storage and housing the updated Valliant combi boiler.

The utility room is located within a conservatory construction injecting a wealth of natural light, additional base level units, a stainless steel sink and space for a washing machine and tumble dryer. This fantastic space features an array of windows and a door out to the garden.

Ground floor study/playroom with continued engineered oak flooring perfect for those working from home or offering the flexibility to be used as an additional bedroom if desired.

First floor landing with a feature glazed window the side elevation, an attractive balustrade, access to the airing cupboard and the loft hatch.

Four double bedrooms, all benefitting from a host of fitted wardrobes.

Impressive main bedroom situated to the front elevation overlooking the cul-de-sac and the neighbouring green, an array of wardrobes and an en suite shower room. The en suite comprises floor to dado height tiling and a three piece suite incorporating a shower enclosure, a pedestal wash hand basin and a low level WC.

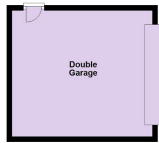
Family bathroom with a chrome heated towel rail and a three piece suite to include a panel enclosed bath with shower over and screen, a wall mounted wash hand basin and a low level WC.

Detached double garage benefitting from an electric double door, a side personnel door, electric and power, boasting excellent storage or additional off road parking.

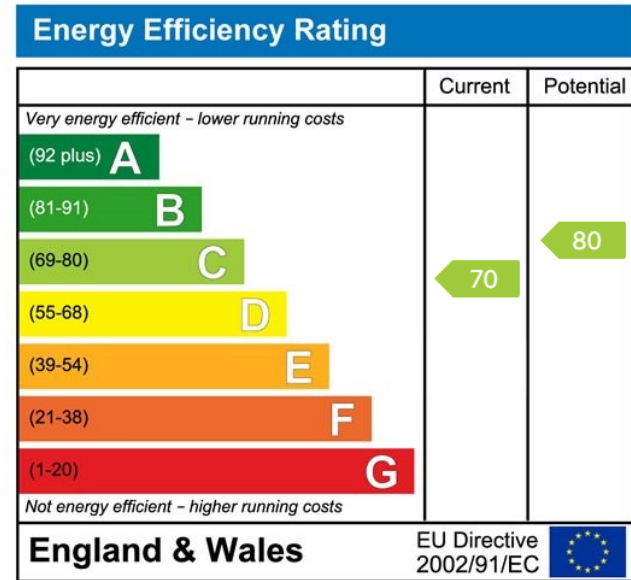
Set back from the road, the property occupies an enviable cul de sac and elevated position. There is a hardstanding driveway providing off road parking for three cars, a host of well stocked planted borders with established shrubbery and a paved path leads to the front door. The detached double garage is situated to the front elevation offering additional off road parking or fantastic storage.

The rear garden is well established with a host of trees creating a good degree of privacy. There are two paved patio areas ideal for seating and entertaining, a main lawn and a wealth of well stocked planted borders and shrubbery.





- Living Room - 5.13m x 3.66m (16'10" x 12'0")
- Kitchen/Breakfast Room - 4.95m x 3.35m (16'3" x 11'0")
- Dining Room - 3.38m x 2.72m (11'1" x 8'11")
- Study - 3.23m x 2.54m (10'7" x 8'4")
- Utility - 2.54m x 2.13m (8'4" x 7'0")
- Main Bedroom - 4.67m x 3.48m (15'4" x 11'5") max, En Suite - 2.69m x 1.22m (8'10" x 4'0")
- Bedroom Two - 3.81m x 2.59m (12'6" x 8'6")
- Bedroom Three - 3.48m x 3.18m (11'5" x 10'5") max
- Bedroom Four - 3.23m x 3m (10'7" x 9'10") max
- Bathroom - 2.08m x 2.08m (6'10" x 6'10")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

