



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Brington Close, Market Harborough, LE16 9GT

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### **“An Interior and Layout to Impress!”**

Inviting entrance hall with attractive Karndean flooring, access to the utility/WC, the useful understairs storage cupboard and stairs rise to the first floor with a tastefully painted balustrade.

Stunning, open plan kitchen/dining/family benefitting from a generous extension creating an excellent, social entertaining space. The high quality kitchen offers a bespoke design fitted by an independent high end company, ‘Kitchen and Home Design’ with an elegant touch and a breakfast bar.

The kitchen comprises a range of contemporary eye and base level units, a Quartz worktop with upstand, an inset Franke sink, an integrated AEG oven, microwave and four ring induction hob with recessed extractor. There is also an AEG dishwasher, space for a fridge/freezer and a central breakfast bar.

Extended dining/family with high vaulted ceilings, two velux windows, continued Karndean flooring and bi folding doors out to the rear garden. There is ample space for both dining and living and a desirable outlook of the rear garden.

Beautifully appointed living room in excellent decorative order and flooded with natural light from the fantastic dual aspect.

Guest WC/utility area with space for a washing machine, additional eye level units and a two piece suite to include a low level WC and a pedestal wash hand basin.

Four good sized bedrooms, three of which are located on the first floor and the main bedroom situated on the top floor.

Bedrooms two, three and four are perfectly positioned on the first floor, all in excellent decorative order and the second bedroom boasting a dual aspect.

Modern family shower room featuring attractive tiled flooring, a chrome heated towel rail, a marble window sill and counter top. There is a three piece suite to include a double width shower enclosure, a low level WC and a vanity enclosed wash hand basin.

Impressive main bedroom spanning the width of the property with raked ceilings, a host of fitted wardrobes with mirror doors, access to the airing cupboard and the en suite. The generously sized en suite comprises a chrome heated towel rail and a four piece suite to include a panel enclosed bath, a fully tiled, double width shower, a low level WC and a pedestal wash hand basin.

Single garage with power and light, an up and over manual door and benefitting from offering an additional parking space or fantastic storage.

Occupying a corner plot, the property offers a well-established and beautifully maintained frontage with a wealth of well stocked planted borders, shrubbery and a hedgerow border. A central paved path leads to the front door and to the side elevation is the hardstanding driveway providing off road parking for two cars.

The landscaped rear garden has been designed with low maintenance in mind with its contemporary finish. The garden is neatly enclosed by a enviable brick wall to the side elevation and batton fencing with a secure rear gate providing access to the driveway and garage. The garden is mainly laid with decking.





- Living Room - 4.83m x 2.97m (15'10" x 9'9")
- Kitchen - 4.8m x 2.87m (15'9" x 9'5")
- Family Room - 5.33m x 3.15m (17'6" x 10'4")
- Main Bedroom - 7.65m x 4.19m (25'1" x 13'9") max
- En Suite - 3.07m x 1.88m (10'1" x 6'2")
- Bedroom Two - 3.05m x 2.77m (10'0" x 9'1")
- Bedroom Three - 2.97m x 2.9m (9'9" x 9'6")
- Bedroom Four - 3.05m x 1.96m (10'0" x 6'5")
- Shower Room - 2.01m x 1.85m (6'7" x 6'1")
- Garage - 6.02m x 3.02m (19'9" x 9'11")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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