



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 9 Trolley Close,

4 2 2



## "An Interior & Views To Impress"

Built in 2021 and positioned within the desirable Bosworth Grange development, this stunning four-bedroom detached house is sure to impress, boasting an immaculate interior throughout and fantastic countryside views to the rear!

Situated within the popular village of Husbands Bosworth the property is within walking distance to the village shop, primary school, pub and other local amenities. Market Harborough is also within a 10/15 minute drive with a direct train to London St Pancras and the M1 is also within a short commuting distance with links to the M6 and A14.

Entrance is gained through a composite front door into an inviting entrance hall with an attractive minstrel gallery, exposing the full height of the ceiling with the first-floor landing windows injecting natural light. The hallways boasts Karndean flooring, access to the guest WC and stairs rise to the first floor.

Beautifully appointed living room, immaculately presented and situated to the front elevation.

Stunning, open plan kitchen/dining/family room offering a fantastic entertaining space overlooking the south-west facing garden with a host of full height windows and French doors injecting an abundance of natural light. The desirable space benefits from immaculate décor, Karndean flooring, LED spotlights, a storage cupboard and ample space for both a dining table and a living area.

The high-quality kitchen comprises a range of shaker style eye and base level units, a square edge worktop with upstand, a ceramic one and a half bowl sink, a 'Bosch' integrated double oven, a four-ring ceramic hob with extractor hood over, an integrated fridge/freezer, dishwasher, and a breakfast bar.

The dining/family area is generous in size and flooded with natural light from the rear aspect and fantastic views of the countryside fields beyond.

Separate utility room with continued Karndean flooring, side access to the driveway, additional storage and space for a washing machine and tumble dryer.

Ground floor study with continued Karndean flooring and boasting a flexible layout with the potential to also be used as a playroom or music room.

Guest WC comprising Karndean flooring, tiled splash backs and a white two-piece suite to include a pedestal wash hand basin and a low-level WC.

Galleried first floor landing with a window to the front elevation, access to the partially boarded attic via a hatch and the airing cupboard housing the pressurised hot water cylinder.

Well-proportioned main bedroom boasting a window to the front elevation, fitted wardrobes and a fantastic en suite shower room. The en suite comprises attractive vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity-mounted wash hand basin and a double-width shower with a rainwater style shower head over.

Three further bedrooms, all of which benefit from being double in size with bedrooms three and four offering a picturesque outlook to the rear elevation over the neighbouring fields.

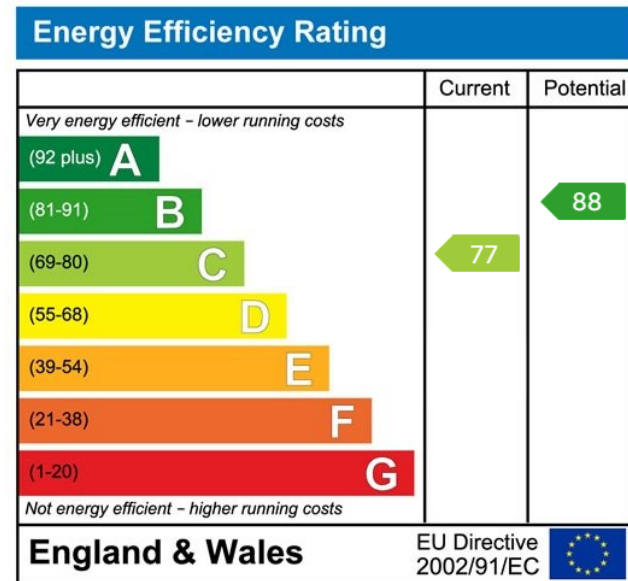
Modern family shower room comprising high quality LVT flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity-mounted wash hand basin and a double-width shower enclosure with a rainwater style shower over. The space is large enough for a bath to be fitted instead should a buyer wish.

Detached single garage offering excellent storage, with a manual up and over door, power, and light supply.





- Living Room - 4.27m x 3.38m (14'0" x 11'1")
- Kitchen/Dining/Family Room - 8.18m x 5.03m (26'10" x 16'6") max
- Study - 2.62m x 2.26m (8'7" x 7'5")
- Utility - 1.91m x 1.57m (6'3" x 5'2")
- Main Bedroom - 3.91m x 3.38m (12'10" x 11'1") max
- Bedroom Two - 3.76m x 2.64m (12'4" x 8'8")
- Bedroom Three - 3.89m x 2.64m (12'9" x 8'8")
- Bedroom Four - 3.38m x 3.35m (11'1" x 11'0")
- Shower Room - 2.69m x 2.21m (8'10" x 7'3") max
- Garage - 5.99m x 3.15m (19'8" x 10'4")



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