



**HENDERSON
CONNELLAN**
ESTATE AGENTS

4 Dovehouse Close,

2 2 1



“A Position and Proportions to Impress!”

Nestled within a desirable cul de sac, this two bedroom detached bungalow is one of just four bungalows situated within the private enclave boasting generous proportions, a single garage and an interior to impress.

Offered for sale with no chain and vacant possession.

Sought after village location situated in the heart of Welford within walking distance of the local shop, post office, pub, the local countryside and benefiting from easy access to the A14 and the desirable town of Market Harborough.

Inviting entrance hall featuring laminate flooring, access to the useful storage cupboard and all rooms.

Beautifully appointed living/dining room of a generous size in excellent decorative order with a window and French doors leading through to the conservatory.

Stunning kitchen finished to a high standard with laminate flooring, LED spotlights and a generous window injects an abundance of natural light. The kitchen comprises a range of eye and base level units, a Corian worktop with upstand, a single bowl sink with draining board, an integrated ‘Siemens’ oven and a four ring hob with extractor hood over. There are also a host of high quality integrated appliances to include a Siemens microwave, fridge, freezer, washing machine and dishwasher.

Light and airy conservatory benefiting from tiled flooring, oil fired central heating, a host of windows and French doors out to the garden.

Two double bedrooms, both boasting generous proportions and in immaculate decorative order.

The main bedroom benefits from a view of the rear garden, a host of fitted wardrobes and access to the en suite shower room. The modern en suite has been tastefully updated with floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a shower enclosure with electric Mira shower, a low level WC and a vanity enclosed wash hand basin.

Recently modernised shower room offering a contemporary finish with a chrome heated towel rail and a three piece suite. The three piece suite includes a large walk-in shower, a vanity enclosed wash hand basin and a low level WC.

Nestled up a private enclave of just four bungalows, the property offers a desirable plot. Neatly set back occupying an end position, the property features a paved path that leads to the extended front porch and there is access to the front door. To the side elevation is a gravelled driveway providing tandem off road parking for two cars and there is access into the garage.

The private south east facing garden offers a low maintenance design and is a true sun trap. The garden is predominantly paved, perfect for seating and benefitting from a gravelled and planted border. There is also two forms of side access to the front of the property, and side access into the garage, with remote control operated roller shutter door.



Ground Floor



- Living/Dining Room - 4.39m x 4.04m (14'5" x 13'3")
- Kitchen - 3.51m x 2.95m (11'6" x 9'8")
- Conservatory - 3.51m x 3.05m
- Main Bedroom - 4.39m x 3.91m (14'5" x 12'10") max
- En Suite - 2.79m x 1.42m (9'2" x 4'8") max
- Bedroom Two - 3.45m x 2.74m (11'4" x 9'0")
- Shower Room - 2.34m x 1.75m (7'8" x 5'9")
- Garage - 4.78m x 3.07m (15'8" x 10'1")



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

