



Measurements

<b>Living Room</b>	16' 5" x 10' 3" (5.00m x 3.12m)
<b>Kitchen/Dining Room</b>	16' 5" x 9' 0" (5.00m x 2.74m)
<b>Master Bedroom</b>	9' 11" x 9' 2" (3.02m x 2.79m)
<b>En Suite</b>	6' 2" x 4' 10" (1.88m x 1.47m)
<b>Bedroom Two</b>	9' 11" x 10' 6" (3.02m x 3.20m) max
<b>Bedroom Three</b>	10' 6" x 8' 7" (3.20m x 2.61m) max
<b>Bathroom</b>	6' 4" x 6' 2" (1.93m x 1.88m)
<b>Garage</b>	17' 6" x 0' 11" (5.33m x 0.28m)



63 High Street,  
Market Harborough,  
Leicestershire,  
LE16 7AF  
01858 410400

marketharboroughsales@hendersonconnellan.co.uk



“Position and Location Combine...”



## “Position and Location Combine...”

...to form this fantastic three bedroom detached property nestled on a corner plot in a sought after cul de sac, with a detached single garage and within walking distance of the town centre, train station and other location amenities!

## Property Highlights

- Popular residential location offering an ideal home for families with generous proportions, an immaculate interior and off road parking for two – three cars.
- Entrance Hall with attractive laminate flooring, access to the useful storage cupboard and Guest WC.
- Guest WC benefitting from a window to the front and a two piece suite to include a low level WC and a vanity enclosed wash hand basin. Immaculately presented Kitchen /Dining Room spanning the depth of the property boasting a dual aspect with French doors leading out to the garden and ample space for a dining table and chairs, making an ideal entertaining room.
- The Kitchen features attractive porcelain tiled flooring, an array of shaker style eye and base level units, a timber effect worktop with ceramic tiled splash backs, a one and a half bowl sink and draining board and a freestanding cooker with a five ring gas hob and extractor hood over. There is also an integrated dishwasher and space and plumbing for a fridge/freezer and washing machine.
- Well-proportioned Living Room with a bay window to the front elevation, French doors leading out to the garden and a gas feature fireplace with a marble surround and hearth.
- Stairs rise to the First Floor with access to the airing cupboard and the loft hatch.
- Three good sized Bedrooms, two of which benefit from being double in size.
- Impressive Master Bedroom featuring a host of mirrored built in wardrobes and an En Suite Shower Room. The En Suite comprises of floor to dado height contemporary tiling, a chrome heated towel rail and a three piece suite to include a fully enclosed shower cubicle with electric Mira shower, a pedestal wash hand basin and a low level WC.
- Family Bathroom incorporating a three piece suite to include a panel enclosed bath with shower over, tiled splash back with decorative central tiling, a pedestal wash hand basin and a low level WC.



8 Willson Close,  
Market Harborough,  
LE16 8BY  
£360,000



## Outside

Nestled within a sought after cul de sac, the property is neatly tucked away offering a perfect spot. To the front of the property is a neat lawn frontage with a host of planted borders and a paved path leads to the front door. There is a hard standing driveway providing off road parking for three cars in tandem, access to the detached single garage and side access to the garden. The established rear garden is of a generous size and offers a good degree of privacy. Here is a sculpted main lawn with brick border, an array of well stocked planted borders, mature trees and a gravelled section. There is also a paved patio area ideal for seating and a further block paved section perfect for entertaining.