



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Smyth Close

4 2 3



“A Location, Proportions & Interior to Impress”

Entrance is gained through a composite front door into an impressive entrance hall boasting LVT flooring, oak veneered doors, an under stairs storage cupboard, a guest WC and a beautiful oak and glass panelled staircase rises to the first floor.

Beautifully appointed living room, in excellent decorative order with glass panelled double doors from the hallway. The room features a bay window to the front elevation, a charming fireplace with an inset log burner, decorative cornicing and bi-folding doors lead out to the south-west facing garden.

The kitchen comprises a host of shaker style eye and base level units, a granite work-surface with a matching up-stand, a one and a half bowl sink, a tall panelled radiator, an integrated double oven, microwave, dishwasher, six ring gas hob and space for a large fridge freezer. There is also a fantastic kitchen island with a granite work-surface, breakfast bar to sit six stools and additional storage space.

The impressive garden room offers a fantastic entertaining space, with generous windows offering 180-degree views of the garden. The fantastic space boasts part raked high ceilings with LED ceiling spotlights, herringbone flooring, fitted blinds, space for a large dining table and chairs, a tall panelled radiator and French patio doors lead out to the garden.

Separate utility room with tiled flooring, high gloss eye and base level units, a roll top work-surface, a stainless-steel sink, a Worcester boiler and space for two appliances.

Second reception room/dining room, currently used as a playroom, with sliding double doors from the entrance hall, featuring LVT flooring, a window to the rear elevation.

Ground floor study/snug benefitting from LED ceiling spotlights and a window to the front elevation. The room offers the flexibility to be used as an additional bedroom or study.

Galleried first floor landing with the beautiful oak and glass panelled staircase framed by a stunning arched window to the front elevation.

Impressive main bedroom boasting a wall of fitted wardrobes, a large window to the front elevation injecting natural light and a fantastic en suite shower room. The en suite comprises vinyl tiled flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Three further bedrooms, all of which benefit from being double in size with fitted wardrobes. Bedrooms two and three also feature field views in the distance.

The change in staircase has allowed a wall to be moved to create an extra study area with fitted storage and a window to the front elevation, perfect for those working from home.

Stunning family bathroom comprising LVT flooring, marble-effect panelled walls, a chrome heated towel rail and a white four-piece suite to include a floating WC, a vanity enclosed wash hand basin, a corner shower enclosure with a fitted shower over, and a panelled bath with a central tap.

The property boasts a neat and attractive frontage with a laurel bush providing year-round greenery and a sweeping driveway providing off road parking for two to three cars. A double garage offers parking for two further vehicles if required and a block paved path flows up to the front door with a mature hedgerow sitting under the front window.

The southwest facing garden is a real sun trap and features a slate patio leading from the rear doors offering the perfect space to sit out and entertain with friends, with a timber shed to the side providing additional storage. A well-maintained lawn area sits in the centre of the garden with a planted border to the rear feature evergreen shrubbery





- Living Room - 7.14m x 3.51m (23'5" x 11'6") excluding bay
- Dining Room - 3.35m x 3m (11'0" x 9'10")
- Kitchen/Breakfast Room - 6.07m x 3.18m (19'11" x 10'5")
- Garden Room - 5.36m x 3.25m (17'7" x 10'8")
- Main Bedroom - 4.29m x 3.99m (14'1" x 13'1") max
- Bedroom Two - 3.28m x 3m (10'9" x 9'10")
- Bedroom Three - 3.53m x 2.67m (11'7" x 8'9")
- Bedroom Four - 2.79m x 2.74m (9'2" x 9'0") max
- Bathroom - 2.51m x 2.13m (8'3" x 7'0")
- Upstairs Study - 1.85m x 1.7m (6'1" x 5'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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