



**HENDERSON
CONNELLAN**
ESTATE AGENTS

23 Kingston Way,

4 2 2



“A Family Favourite in a Prestigious Location!”

Built by the reputable builder, David Wilson Homes and nestled in a highly sought after residential location, this four bedroom detached property offers the perfect family home with its generous proportions and substantial sized plot with south facing garden!

Situated on the prestigious Burnmill Grange development within walking distance of the town centre, train station, Great Bowden, Robert Smyth Academy and Ridgeway Academy. The property also benefits from convenient access to the A6.

Inviting entrance hall offering a welcoming feel with plenty of space, laminate flooring, stairs rising to the first floor and internal access into the single garage.

Beautifully appointed living room situated to the front elevation with a gas feature fireplace and double glass panelled doors into the dining room.

Modern kitchen with tiled flooring, ample space for a small table and chairs and an attractive outlook of the garden. The kitchen comprises a range of high gloss eye and base level units, a square edge worktop with upstand and a stainless steel sink with draining board. There is also an integrated oven, a four ring electric hob with extractor hood over and an integrated fridge.

Separate utility room with continued tiled flooring, additional eye and base level units, a square edge worktop and the modern Ideal boiler fitted approximately 3 years ago. The utility room offers space and plumbing for a washing machine, tumble dryer, access to the guest WC and rear access out to the garden.

Guest WC with a window to the side elevation and a two piece suite to include a low level WC and a wash hand basin.

Formal dining room boasting fantastic proportions with double doors from the living room and French doors out to the rear garden enjoying a delightful south-west facing aspect.

First floor landing of a generous size with a window to the side elevation, access to the airing cupboard and the loft hatch benefiting from access to the partially boarded attic.

Four good sized bedrooms, all boasting fitted wardrobes and three of which are double in size.

Impressive main bedroom situated to the front elevation with a host of fitted wardrobes with mirrors and an en suite shower room. The en suite comprises tiling to dado height and a three piece suite to include a fully tiled and enclosed shower cubicle, a low level WC and a pedestal wash hand basin.

Family bathroom with part tiling to the walls and incorporating a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

Integral single garage with power, light, an internal door into the hallway and a manual up and over door.

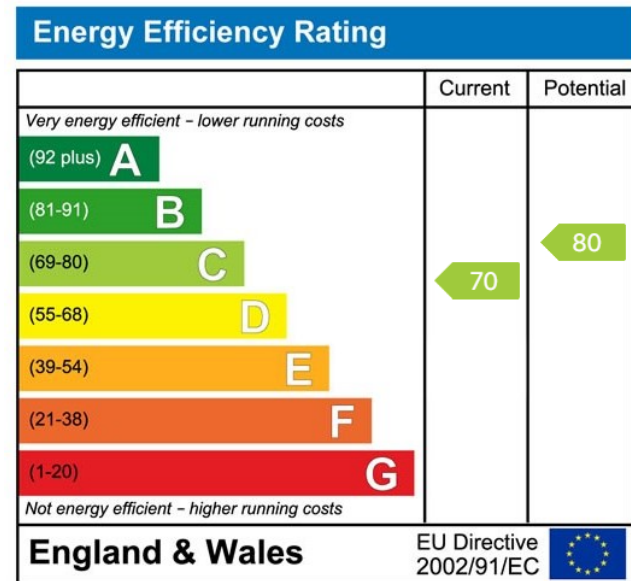
Set back from the road, the property features a main lawn frontage with a well stocked planted border and a hard standing driveway provides side by side parking for two cars. The driveway flows up to the front door with porch, side access and the single garage is accessed via the manual up and over door.

The south-west facing garden is larger than you would expect offering the perfect sun trap and established setting. There is an extended paved patio area ideal for seating which wraps around to the side elevation to provide a wider than average side access, ideal for bin storage with access to the front. The remaining section of the garden is laid to lawn with an array of well stocked planted borders, mature shrubbery and trees creating a good degree of privacy. To the other side elevation is space for a timber shed, neatly tucked away.





- Living Room - 5.18m x 3.4m (17'0" x 11'2") max
- Dining Room - 3.35m x 2.69m (11'0" x 8'10")
- Kitchen - 3.78m x 3.28m (12'5" x 10'9") max
- Utility - 2.06m x 1.68m (6'9" x 5'6")
- Main Bedroom - 4.47m x 3.4m (14'8" x 11'2") max
- En Suite - 2.77m x 1.68m (9'1" x 5'6") max
- Bedroom Two - 3.53m x 2.9m (11'7" x 9'6") max
- Bedroom Three - 3.07m x 2.87m (10'1" x 9'5")
- Bedroom Four - 2.24m x 2.13m (7'4" x 7'0")
- Bathroom - 2.13m x 2.06m (7'0" x 6'9")



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