



**HENDERSON
CONNELLAN**
ESTATE AGENTS

27 Harvest Road,

4 2 1



“A Warm Welcome...”

... to this fantastic four bedroom detached home boasting a well presented interior throughout, generous proportions and a delightful south facing rear garden!

Built by the reputable Linden Homes in 2020 the property benefits from four double bedrooms, a generous living/dining room and single garage.

Entrance is gained through a composite front door into a welcoming entrance hall with timber effect flooring and stairs rising to the first floor.

Beautifully appointed living/dining room boasting a generous size spanning the entire depth of the property with a dual aspect and a bay window injecting an abundance of natural light, ample space for both living and dining and a host of bespoke fitted storage cupboards.

Well-presented kitchen/breakfast room featuring a dual aspect with French doors leading out to the south facing garden, timber effect flooring, space for a small breakfast table and chairs, and a door leading to the separate utility room and guest WC.

The kitchen benefits from an array of shaker style eye and base level units, a roll top work-surface with a matching upstand, a one and a half bowl sink with a mixer tap and draining board, a double oven, four ring gas hob, and an integrated fridge freezer and dishwasher.

Separate utility room comprising continued timber effect flooring, base units, a roll top worksurface with a matching upstand, a stainless sink with a mixer tap and draining board, an ‘Ideal’ logic boiler, a storage cupboard, and a door to the garden and Guest WC.

Guest WC with tiled effect flooring, a pedestal wash hand basin with tiled splashbacks, a low-level WC and space for coat and shoe storage.

First floor landing with access to four bedrooms, the bathroom, a generous airing cupboard with shelving and a loft hatch.

Fantastic main bedroom boasting a dual aspect, space for a super king size bed, fitted wardrobes and an ensuite shower room. The en suite shower room comprises tiled effect flooring, porcelain wall tiles, and a white three-piece suite incorporating an oversized shower cubicle, a pedestal wash hand basin and a low-level WC.

Bedrooms two, three and four are all double in size and in excellent decorative order with bedroom two benefitting from a dual aspect.

Modern bathroom featuring tiled effect flooring, porcelain wall tiles, a chrome heated towel rail and a white three-piece suite to include a panel enclosed bath with a shower screen and shower attachment over, a pedestal wash hand basin and a low-level WC.

The property boasts a neat and attractive frontage enclosed by low level hedgerow, with a pathway to the front door and a garage and off-road parking in tandem for two cars to the rear.

The charming part-walled, rear garden has been beautifully designed and offers a fantastic south facing aspect. The garden features a generous lawn, well stocked planted borders, additional space for storage to the rear of the garage and a secure timber gate providing access to the garage and driveway.





- Kitchen/Breakfast Room - 4.65m x 3.89m (15'3" x 12'9")
- Living/Dining Room - 7.01m x 2.64m (23'0" x 8'8")
- Utility Room - 1.96m x 1.78m (6'5" x 5'10")
- Guest WC - 2.72m x 1.02m (8'11" x 3'4")
- Main Bedroom - 4.11m x 2.74m (13'6" x 9'0")
- Ensuite - 2.49m x 1.83m (8'2" x 6'0")
- Bedroom Two - 2.9m x 2.69m (9'6" x 8'10")
- Bedroom Three - 2.87m x 2.57m (9'5" x 8'5")
- Bedroom Four - 2.87m x 2.57m (9'5" x 8'5")
- Bathroom - 2.03m x 1.7m (6'8" x 5'7")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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