



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



97 Western Avenue,

5 1 2





## “Family Fortunes”

Situated in an established and popular residential location within close walking distance to the renowned Farm Shop, this impressive and extended five bedroom detached property boasts a spacious interior, an open plan kitchen/dining room, a playroom, ample off road parking and a south facing rear garden making this a perfect choice for families!

Conveniently located within walking distance to the local Farm Shop with a café & restaurant, local primary and secondary academies, the town centre with a variety of independent local shops and restaurants, and the train station with commuter rail links to London St Pancras within an hour.

Entrance through the composite front door leading into the inviting and spacious entrance hall with attractive laminate flooring, access to the under stair storage cupboard and stairs flows up to the first floor landing.

Beautifully presented living room boasting a large window to the front elevation injecting natural light, a picture rail adding a touch of character and a stunning open fireplace with a slate tiled heather and timber surround.

Stunning and open plan kitchen/dining room, updated in 2022 to feature high quality laminate flooring, bi-folding doors out to the south-facing rear garden and ample space for an eight-seater dining table and chairs.

The kitchen comprises a host of eye and base level high gloss fitted units, Quartz work surfaces, an inset stainless steel one and a half bowl sink, an integrated Bosch double oven, a Bosch combination oven/‘microwave, a Bosch four ring induction hob, an integrated fridge/freezer and an integrated dishwasher.

Separate utility room with continued laminate flooring, continued Quartz work surfaces with a stainless steel sink, and space for a washing machine and an under-counter fridge/freezer.

Guest WC comprising laminate flooring and a two piece suite.

The garage has been converted to create a fantastic playroom with a window to the front elevation and offers the potential to be utilised as a music room or a snug.

First floor landing with access to two loft areas.

Main bedroom with a large window to the south-facing rear flooding the room with natural light and access to the airing cupboard.

Four further bedrooms, two of which is double in size and the fourth bedroom currently utilised as a study.

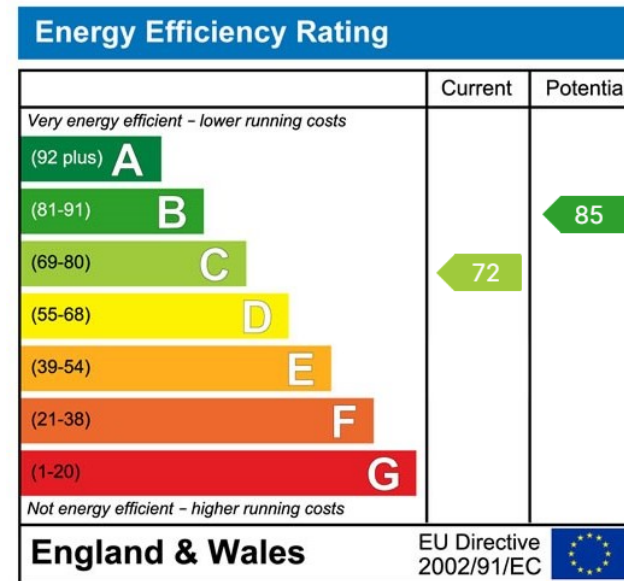
Family bathroom comprising vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property boasts a neat and low maintenance frontage comprising two gravelled areas providing off road parking for three cars and a paved path leads to the front door. The south facing rear garden is a true sun trap with a stone patio leading from the rear doors offering the perfect place to sit out and entertain with friends. The remaining garden is a lawn area with mature shrubbery on the left hand side and a path leads up to the timber shed at the rear.





- Living Room - 4.04m x 3.71m (13'3" x 12'2") max
- Kitchen Area - 5.66m x 3.07m (18'7" x 10'1") max
- Dining Area - 3.1m x 2.92m (10'2" x 9'7")
- Playroom - 3.99m x 2.08m (13'1" x 6'10")
- Utility Room - 3.43m x 2.13m (11'3" x 7'0") max
- Main Bedroom - 3.78m x 3.18m (12'5" x 10'5")
- Bedroom Two - 3.81m x 3.43m (12'6" x 11'3") max
- Bedroom Three - 4.11m x 2.13m (13'6" x 7'0") max
- Bedroom Four - 3.28m x 2.13m (10'9" x 7'0") max
- Bedroom Five - 2.46m x 2.21m (8'1" x 7'3")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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