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ESTATE AGENTS



**“Extensive Proportions in an  
Exclusive Location”**



10 Smyth Close  
Market Harborough  
LE16 7NS

£675,000



# “Extensive Proportions in An Exclusive Location!”

Nestled in a highly sought after cul de sac, this beautifully extended, detached, ‘David Wilson’ home is set in a prestigious and often requested location, boasting an open plan kitchen/dining/family room, five double bedrooms and a delightful rear garden!





## Property Highlights

Popular residential location within walking distance of the town centre, train station, Robert Smyth Academy, Ridgeway Primary Academy and other local amenities.

Entrance is gained through a composite front door into a welcoming entrance hall with stunning travertine tiled flooring, a guest WC and an ornate staircase leads to the first floor.

Beautifully appointed living room boasting a dual aspect flooding the room with an abundance of natural light with a bay window to the front elevation, continued travertine tiled flooring, a Cotswold limestone gas fireplace and glass panelled double doors to the entrance hall.

The current owners have added a stunning single storey rear extension, creating a lovely open plan kitchen/dining/family room offering a fantastic entertaining space.

The room boasts continued travertine tiled flooring, space for a large dining table and chairs, ample windows overlooking the rear garden, a velux window with an electronic blind injecting natural light and French patio doors lead out to the garden.

The kitchen comprises a host of eye and base level units, an attractive granite worksurface with a matching upstand and splashback, a Franke stainless steel sink with a mixer tap and draining board, an Amica double oven, a four-plate induction hob with a chimney hood extractor and an integrated dishwasher and fridge.



## Property Highlights

Off the kitchen is an integral door to the double garage and a separate utility room with travertine tiled flooring, a granite worksurface, ceramic wall tiles and stainless-steel sink with a mixer tap and draining board, space for two appliances and a composite door to the garden.

Guest WC comprising continued travertine tiled flooring, ceramic tiled splashbacks, a pedestal wash hand basin, and a low-level WC.

Naturally light galleried first floor landing providing a central split level with a window to the front elevation, access to all five bedrooms, a family bathroom, an airing cupboard with shelving and lighting, and a loft hatch to a partially boarded attic with a light and drop-down ladder.

Five immaculately presented and well-proportioned bedrooms, all of which benefit from being double in size with four bedrooms including fitted wardrobes.

Impressive main bedroom featuring fitted wardrobes, an outlook to the front elevation, and an ensuite shower room. The ensuite comprises floor and wall tiles, a chrome heated towel rail, a storage cupboard and a white three-piece suite incorporating a double width shower cubicle, a wash hand basin built within a vanity unit, and a low-level WC.



## Property Highlights

The second bedroom offers the perfect guest room boasting an outlook over the garden, fitted wardrobes and a luxury ensuite shower room. The shower room comprises attractive floor and wall tiles, a chrome heated towel rail and a white Roca four-piece suite to include a corner enclosed shower cubicle, a bidet, a pedestal wash hand basin built within a vanity unit, and a low-level WC.

Modern bathroom boasting stunning floor and wall tiles, a chrome heated towel rail and a white four-piece suite to include a P shape panel enclosed bath with a shower over and curved shower screen, a bidet, a wash hand basin built within a vanity unit and a low-level WC.

Double garage with shelving, power, and light supply, with two electric garage doors and an integral door to the kitchen.





## Outside

Nestled down a desirable enclave, the property is neatly set back and features an attractive frontage with a well-kept lawn and planted borders, off road parking for up to three cars, access to a double garage, a side gate to the rear garden and a porch to the front door.

The rear garden has been beautifully designed and is a true gardeners delight. Mainly laid to lawn the garden features a variety of well stocked planted borders, stocking a variety of mature trees and shrubbery, and a paved patio leading to an additional seating area perfect for outdoor entertaining. To one side of the property is a pergola area with a variety of roses, a discreetly designed bin store, a canopy by the utility room door and a timber gate to the front elevation. To the other side of the property is a timber shed providing excellent storage.

## Measurements

### Living Room

8.1m x 3.51m (26'7" x 11'6") into bay window

### Kitchen/Dining/Family Room

8.08m x 7.14m (26'6" x 23'5") max

### Utility -

2.62m x 1.57m (8'7" x 5'2")

### Main Bedroom -

4.72m x 4.22m (15'6" x 13'10") ma

### En Suite -

2.31m x 1.3m (7'7" x 4'3")

### Bedroom Two -

4.52m x 4.24m (14'10" x 13'11") max

### En Suite Two -

2.72m x 1.7m (8'11" x 5'7")

### Bedroom Three -

4.27m x 3m (14'0" x 9'10")

### Bedroom Four -

3.84m x 2.72m (12'7" x 8'11") max

### Bedroom Five -

3.23m x 2.72m (10'7" x 8'11") max

### Bathroom -

2.74m x 2.08m (9'0" x 6'10")

### Double Garage -

5.38m x 5.21m (17'8" x 17'1") max



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