



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Middledale Road, Market Harborough, LE16 8FB

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'Location, Location, Location!'

Positioned within a desirable residential location within walking distance to the town centre, neighbouring green, local schools, and the train station, this fantastic four bedroom detached house offers an ideal family boasting a modern fitted kitchen, generous proportions and a south facing garden!

Welcoming entrance hall featuring recently fitted carpets, a storage cupboard, a guest WC and stairs rising to the first floor.

Beautifully appointed living room boasting a bay window to the front elevation, recently fitted carpets, a gas fireplace with a stone hearth and timber surround, and French doors lead through the dining room.

Well-presented kitchen/dining room benefitting from being modernised in November 2021 and features LVT flooring, space for a dining table and chairs, a separate utility room and sliding French doors to the garden.

The fitted kitchen boasts an array of high gloss eye and base level units, a roll-top work-surface, full height splash backs, a dual bowl sink with a mixer tap, a new Beko oven and a four-ring gas hob.

Separate utility room comprising tiled flooring, a roll top work-surface, space for a washing machine and an additional under counter appliance and a side door to the garden.

Formal dining room with space for a large dining table and chairs, recently fitted carpets, sliding French doors to the south facing garden, and offering the flexibility to be used as a playroom or study, perfect for those working from home.

Guest WC with tiled effect flooring, a window, a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally light landing with a window to the side elevation, an airing cupboard, and a loft hatch.

Four well-proportioned bedrooms, three of which benefit from being double in size with bedrooms one and four to the front elevation and bedrooms two and three to the rear elevation overlooking the garden.

The main bedroom is of a generous size with ample fitted wardrobes, a bay window injecting an abundance of natural light and an en-suite shower room.

The en-suite shower room includes tiled effect flooring, ceramic wall tiles and a three-piece suite incorporating a tile enclosed shower cubicle, a pedestal wash hand basin, and a low-level WC.

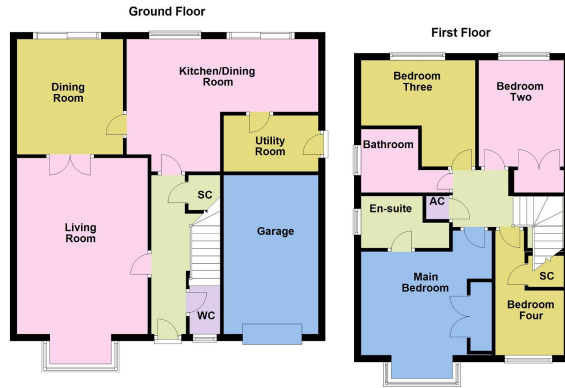
Family bathroom comprising tiled effect flooring, ceramic wall tiles and a three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power, and light supply.

Positioned on a corner plot, the property features a neat frontage with a lawn area which wraps around the side of the property, mature plantings, a hardstanding driveway for two vehicles, access to a single garage and a side gate to the rear garden.

The rear gardens boast a generous size and offers a fantastic south facing aspect. Mainly laid to lawn the garden also benefits from planted borders and a paved patio area ideal for outdoor entertaining.





- Living Room - 5.79m x 3.84m (19'0" x 12'7") into bay
- Dining Room - 3.38m x 3.12m (11'1" x 10'3")
- Kitchen/Dining Room - 5.74m x 3.33m (18'10" x 10'11") max
- Utility - 2.97m x 1.78m (9'9" x 5'10") WC - 1.85m x 0.84m (6'1" x 2'9")
- Main Bedroom - 2.9m x 3.05m (9'6" x 10'0")
- Ensuite - 2.29m x 1.52m (7'6" x 5'0")
- Bedroom Two - 3.12m x 2.74m (10'3" x 9'0")
- Bedroom Three - 3.3m x 3.12m (10'10" x 10'3") max
- Bedroom Four - 3.66m x 2.44m (12'0" x 8'0")
- Bathroom - 1.85m x 1.68m (6'1" x 5'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	



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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