



**HENDERSON
CONNELLAN**
ESTATE AGENTS

20 Roundhill Close

4 2 2



"A Position and Proportions to Impress!"

Neatly tucked away within a desirable cul de sac, this four-bedroom detached property boasts a fantastic family layout with impressive proportions, a sought-after position and is situated in a popular residential location!

Popular residential location situated within walking distance of Meadowdale and Little Bowden Primary schools, the town centre, local parks, and other local amenities. The property also benefits from being within walking distance of the train station with direct commuter links into London in less than an hour.

Entrance is gained into the inviting entrance hall, with attractive laminate flooring, access to the useful storage cupboard, the guest WC and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation in immaculate decorative order with a feature gas fireplace and double doors provide access into the dining room.

Formal dining room overlooking the rear garden offering a flexible layout, convenient positioned next to the kitchen with the potential to knock through if desired (subject to obtaining relevant consents).

Well-presented kitchen benefiting from ample space for a small dining table, and an outlook of the rear garden. The kitchen comprises a range of eye and base level units, a roll top worksurface, tiled splashbacks, a stainless steel one and a half bowl sink, and an integrated double oven with a four-ring gas hob with extractor hood. There is also space for a dishwasher and under counter fridge.

Separate utility room with additional unit storage, a roll top work surface, a modern Worcester boiler installed in 2021 and space for a washing machine and tumble dryer. There is also internal access into the garage and rear access out to the garden.

Guest WC with continued laminate flooring and a two-piece suite to include a low-level WC and a wash hand basin.

First floor landing with access to the airing cupboard and the part-boarded attic via a hatch.

Well-proportioned main bedroom featuring a generous front aspect window flooding the room with natural light, fitted wardrobes, an over stair storage area and an en suite shower room. The en suite comprises vinyl tiled flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Three well-proportioned further bedrooms, all of which are double in size and benefit from fitted wardrobes.

Family bathroom comprising vinyl tiled flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

Integral single garage with an electric up and over door, a door leading from the utility room and benefitting from power and light.

Nearly tucked away down a desirable cul-de-sac the property boasts an attractive frontage featuring a lawn area with a mature tree, a path leading to the rear garden and a hard standing driveway providing off road parking for two cars (with a further car parking space in the garage if required).

The rear garden is larger than you might expect for a property of this age and features a generous stone patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. A well-maintained lawn sits in front of the patio and two mature trees sit on either side of the garden at the rear.





- Living Room - 4.75m x 3.23m (15'7" x 10'7")
- Dining Room - 3.73m x 2.41m (12'3" x 7'11")
- Kitchen - 3.66m x 2.84m (12'0" x 9'4")
- Utility - 2.84m x 1.52m (9'4" x 5'0")
- Main Bedroom - 4.47m x 4.17m (14'8" x 13'8") max
- Bedroom Two - 4.85m x 2.57m (15'11" x 8'5")
- Bedroom Three - 3.76m x 3.05m (12'4" x 10'0") max
- Bedroom Four - 3.18m x 2.51m (10'5" x 8'3")
- Bathroom - 2.74m x 2.13m (9'0" x 7'0")
- Garage - 5.33m x 2.59m (17'6" x 8'6")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

