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**“Extended Family Living In
An Exclusive Location!”**



10 Millers Gardens,
Market Harborough
Leicestershire
LE16 9FE

£650,000



“Extended Family Living In An Exclusive Location!”

Nestled within a desirable cul de sac in an exclusive residential location, this four-bedroom detached property is sure to impress with its sought-after position and generous proportions after being heavily extended with a two storey rear extension, creating a flexible family layout!





Property Highlights

Situated in a small development with just under 100 properties, this David Wilson property benefits from being within walking distance of the local town centre, Welland Park, train station and other local amenities.

Inviting entrance hall featuring a fitted floor mat, attractive solid oak flooring, access to the converted office, guest WC and stairs rise to the first floor.

Beautifully appointed living room with double doors leading off from the hallway, situated to the front elevation with continued oak flooring and a generous window to the front elevation injecting an abundance of natural light. The well-presented space offers a neutral decor, double doors into the dining room allowing the light to travel through and an open fireplace with a stone surround, hearth and mantle.

Formal dining room with ample space for a dining table and chairs, access into the kitchen and a generous opening through into the family room.

Extended family room creating a flexible layout with engineered oak flooring benefiting from under floor heating, a dual aspect of the rear garden and French doors leading out to the paved patio.

Property Highlights

Open plan kitchen/dining/family room offering a fantastic social space overlooking the rear garden with tiled flooring, LED spotlights, a breakfast bar and ample space for a dining table and chairs.

The stunning kitchen boasts a range of shaker style eye and base level units, a solid oak square edge worktop with upstand, a ceramic bowl sink with draining board, an integrated double oven and a four ring gas hob with concealed extractor hood. There is also space for a fridge/freezer and integrated dishwasher.

Separate utility room with continued tiled flooring, access to the useful storage cupboard and into the generous boot room/walk in pantry. The utility area offers additional unit storage, a stainless steel sink, space for a washing machine and tumbler dryer and side access out to the garden.

Well-proportioned first floor landing of a generous size with access to the airing cupboard, loft hatch, the main bathroom and all four bedrooms.

Four double bedrooms, all boasting fitted wardrobes and in decorative order. Bedrooms two and three are larger than you would expect, with the second bedroom offering fantastic potential to create a second en suite into the space. The third bedroom also enjoys a substantial second story rear extension overlooking the garden.



Property Highlights

Impressive main bedroom benefitting from an array of fitted wardrobes and an en suite shower room. The en suite features tiling to the walls and a three piece suite to include a double width shower enclosure with electric Mira power shower, a pedestal wash hand basin and a low level WC.

Family bathroom boasting a modern finish after being recently updated with attractive tiling, a traditional style towel radiator and a four-piece suite to include a panel enclosed bath with a hand held shower, a double width shower with electric Mira shower, a vanity enclosed wash hand basin and a low level WC.

The property benefits from solar panels, which are owned by the property with a fantastic feed in tariff valid until 2036. This current tariff is 68p/unit RPI linked, generating approximately £1800 per annum, if you were to multiply this by 12.5 years, this would give an approximately overall income of £22,500.





Outside

Nestled down a secluded cul de sac, the property boasts the perfect position set within an enclave of just two properties. The neat frontage is extensive with a hard standing driveway providing off road parking for two cars and an additional stone chipping section offering a further parking space. There is a well-stocked planted border, a paved patio section to enjoy the south facing aspect and a block paved path leads to the front door. Across from the front of the property is a small section of land with two timber constructed sheds perfect for storage, both included in the sale.

The beautifully landscaped garden creates a tranquil setting, well screened with a host of mature trees offering a good degree of privacy. The garden features a paved patio area with a slate chipping border, ideal for seating and entertaining with access to a hot tub (available by separate negotiation). Neatly retained by timber sleepers is the main lawn section with a host of well-established shrubbery and plantings, with a pond and a further decked area a adjoining by a solid oak hand crafted pergola. Within 200m you will discover a public footpath affording easy access to the countryside to explore, perfect for dog walking.

Measurements

Living Room
5.26m x 3.63m (17'3" x 11'11")

Dining Room -
3.3m x 3.1m (10'10" x 10'2")

Family Room
3.96m x 3.07m (13'0" x 10'1")

Kitchen/Dining/Family Room
6.78m x 5.31m (22'3" x 17'5")

Utility
1.75m x 1.63m (5'9" x 5'4")

Boot Room/Pantry
2.67m x 2.03m (8'9" x 6'8") max

Office
4.55m x 3.02m (14'11" x 9'11")

Main Bedroom
4.7m x 3.66m (15'5" x 12'0")

En Suite
3.28m x 1.7m (10'9" x 5'7")

Bedroom Two
4.55m x 4.39m (14'11" x 14'5")

Bedroom Three
5.28m x 4.19m (17'4" x 13'9") max

Bedroom Four
4.32m x 2.84m (14'2" x 9'4") max

Bathroom
2.97m x 1.91m (9'9" x 6'3")



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