



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

19 Russet Close,

3 1 1



### “Location & Proportions Combine...”

To form this fantastic three bedroom detached property, situated within a popular residential location, boasting generous proportions, a single garage, and the potential for further modernisation!

Offered for sale with no upward chain!

Located within walking distance to the train station, town centre and Robert Smyth Academy, the property is also within a stone’s throw of Ridgeway Primary Academy and neighbouring countryside fields.

Entrance is gained through a composite front door into a welcoming entrance hall boasting attractive timber-effect flooring and stairs rising to the first floor.

Well-proportioned kitchen featuring tiled flooring, a modern Worcester combination boiler, a pantry and a side door to the garden.

The kitchen comprises a host of shaker style eye and base level units, a roll top work-surface, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiles, a single oven, a four ring gas hob and space for two under counter appliances.

Beautifully appointed living/dining room featuring a bay window to the front elevation and sliding doors to the conservatory. The living area features well-kept carpets and a gas fireplace with a stone hearth and red brick surround. The dining area boasts timber effect flooring and ample space for a dining table and chairs.

Naturally light conservatory offering delightful views of the garden with laminate flooring and French doors leading out.

First floor landing benefitting from newly fitted carpets, a window to the side elevation, a storage cupboard and a loft hatch to a partially-boarded attic.

Well-presented main bedroom positioned to the rear elevation with a west facing aspect and features ample space for a king size bed and built in fitted wardrobes.

Two further bedrooms also in excellent decorative order with bedroom two benefitting from being double in size and bedroom three offering an ideal single room or study, perfect for those working from home.

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

Nestled within a desirable cul de sac the property boasts a neat and attractive frontage with a hard standing and block paved driveway providing off road parking for two cars, a single garage, and a side gate to the rear garden.

Detached single garage with a manual up-and-over door, power, light supply and a side door to the garden.

The west facing rear garden is mainly laid to lawn and features a paved patio area ideal for outdoor entertaining, a timber shed, a side gate to the front elevation and a side door into the garage.





- Living/ Dining Room - 7.21m x 3.4m (23'8" x 11'2")
- Kitchen - 3.2m x 2.69m (10'6" x 8'10") max
- Conservatory - 2.51m x 1.78m (8'3" x 5'10")
- Main Bedroom - 3.51m x 3.05m (11'6" x 10'0")
- Bedroom Two - 3.48m x 3.45m (11'5" x 11'4") max
- Bedroom Three - 2.46m x 2.26m (8'1" x 7'5")
- Bathroom - 2.26m x 1.68m (7'5" x 5'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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

