

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“A Family Favourite”



27 Ashley Way,
Market Harborough
Leicestershire
LE16 7XD

£525,000



"A Family Favourite"

Situated within walking distance to local primary schools and the train station, this fantastic, detached property is a true family favourite boasting four double bedrooms, three reception rooms, a delightful rear garden and a detached double garage!





Property Highlights

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.

Welcoming entrance hall featuring LVT flooring, a storage cupboard, guest WC and stairs rising to the first floor.

Beautifully appointed living room boasting a dual aspect flooding the room with an abundance of natural light. The living room features a bay window to the front elevation, a gas fire, double doors to the dining room and sliding French doors lead out to the garden.

Formal dining room offering ample space for a large dining table and chairs, a window overlooking the rear garden and double doors to the living room.

Fitted kitchen room boasting attractive tiled flooring, ceiling spotlights, space for a dining table and chairs, a pantry and a separate utility room. The kitchen comprises a host of shaker style eye and base level units, a roll-top work-surface, ceramic wall tiles and one and a half bowl sink with a mixer tap and draining board. Appliances include a Hotpoint double oven, a four-ring gas hob, an integrated fridge and space and plumbing for a dishwasher.



Property Highlights

The utility room comprises continued tiled flooring, base units, a roll top work-surface, ceramic wall tiles, a sink and a Vaillant boiler. There is also space and plumbing for a washing machine and a side door to the garden.

Ground floor study/additional reception room, boasting a dual aspect, currently used as a ground floor double bedroom. The room also offers the flexibility to be used as a playroom, music room or study, perfect for those working from home.

Guest WC featuring LVT flooring, a pedestal wash hand basin with tiled splash backs and a low-level WC.

Galleried first floor landing with a loft hatch and an airing cupboard.

The main bedroom is positioned to the rear elevation, overlooking the garden, and boasts space for a king size bed, fitted wardrobes and an ensuite shower room.



Property Highlights

The ensuite shower room comprises timber effect flooring, LED ceiling spotlights, ceramic wall tiles and a white three-piece suite. The three-piece suite incorporates a shower cubicle, a pedestal wash hand basin and a low-level WC.

Bedrooms two and three also benefit from being double in size with fitted wardrobes and bedroom four offers a generous single room.

Modern shower room comprising LED ceiling spotlights, ceramic wall tiles and a white three-piece suit to include a double-width walk-in shower cubicle, a pedestal wash hand basin and a low-level WC.

Detached double garage with two electrics up and over doors, power, light supply and a side door.





Outside

Set back from the road, the property boasts an attractive frontage with a neat slate chipped area, gravelled borders and a pathway to the front door and side elevation. A block paved driveway provides off road parking for two to three cars and access to a double garage.

The rear garden has been beautifully designed and features a variety of sections to sit and enjoy throughout the day. Directly adjoining the property, a generous paved patio with space for a garden table and chairs and a pathway to the side leads to the garage and front elevation. A charming crescent shaped block paved pathway passes a feature circular lawn, a host of well stocked planted borders and leads to an additional patio area and a summer house.

Steps rise to the remainder of the garden which is mainly laid to lawn with further planted borders stocking a variety of mature plantings.

Measurements

Living Room

6.86m x 3.48m (22'6" x 11'5") into bay

Dining Room

3.94m x 3.05m (12'11" x 10'0")

Kitchen

4.44m x 3.4m (14'7" x 11'2") max

Study

3.4m x 2.39m (11'2" x 7'10")

Utility

1.88m x 1.37m (6'2" x 4'6")

WC

1.88m x 1.04m (6'2" x 3'5")

Main Bedroom

3.68m x 3.12m (12'1" x 10'3") max

En Suite

2.79m x 1.6m (9'2" x 5'3") max

Bedroom Two

3.45m x 3.12m (11'4" x 10'3")

Bedroom Three

3.45m x 2.51m (11'4" x 8'3")

Bedroom Four

3.02m x 2.87m (9'11" x 9'5") max

Shower Room

2.26m x 1.96m (7'5" x 6'5")



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

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

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