



**HENDERSON
CONNELLAN**
ESTATE AGENTS

82 Burdock Way,

3 2 1



"Country Park Views"

With the country park on your doorstep this fantastic three-bedroom property not only offers impressive views, but also boasts generous proportions, a single garage and off road parking!

Conveniently located within walking distance to the local leisure centre, schools, parks, supermarket, other local amenities and with Market Harborough and Kettering just a short drive away. The country park offers a fantastic space for families, dog walkers and those looking for a 3/3.5km walk/run, as well as having stipulations in place protecting the land from development.

Welcoming entrance hall featuring timber effect flooring, an under stairs storage cupboard, a guest WC and integral access to the garage.

Ground floor utility room benefitting from timber effect flooring, base level units, a rolltop work surface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiles, space for two appliances and a rear door to garden.

Guest WC comprising timber effect flooring, a wall hung wash hand basin and a low-level WC.

First floor landing with a window to the front elevation injecting natural light and stairs flow up to the second floor.

Well-presented fitted kitchen featuring tiled effect flooring, LED ceiling spotlights, and a Juliet balcony overlooking the neighbouring country park. The kitchen comprises a host of eye and base level units, a roll top work surface, a stainless-steel sink, ceramic wall tiles, a Hotpoint oven, an integrated dishwasher, and space for a fridge freezer.

Beautifully appointed living/dining room boasting a Juliet balcony flooding the room with natural light, an electric fireplace and ample space for a dining table and chairs.

Second floor landing with access to the attic via a hatch to a partially boarded attic with a drop-down ladder and the airing cupboard.

Spacious main bedroom featuring fitted wardrobes and an en suite shower room and a delightful outlook of the neighbouring country park.

The en suite comprises water-timber effect flooring, ceramic wall tiles, LED ceiling spotlights and a white three-piece suite to include an oversized shower cubicle, a low-level WC, and a wash hand basin built within a vanity unit.

Two further bedrooms, one of which is double in size and both overlook the rear garden.

Family bathroom comprising LED ceiling spotlights, timber effect flooring, ceramic wall tiles and a white three-piece suite. The three-piece suite incorporated a panel enclosed bath with a mixer tap and shower attachment, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power, light supply, and a rear door to the garden.

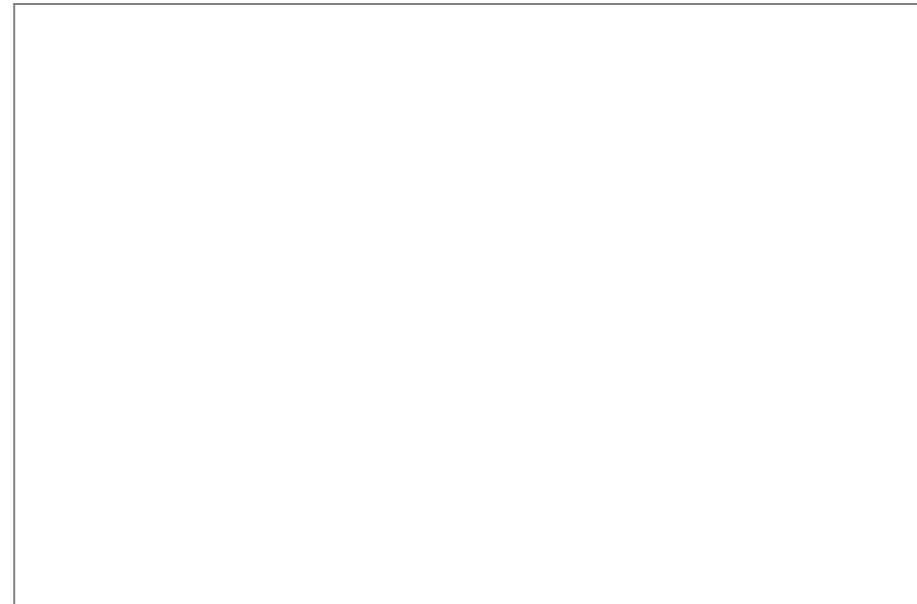
Nestled down a cul de sac, overlooking the neighbouring country park, the property boasts a neat and attractive frontage with a car port providing off road parking for one vehicle and a single garage.

The west facing rear garden features a paved patio area, a well-kept lawn with a host of well stocked planted borders, a raised decked area and a door into the garage.





- Living/Dining Room - 5.16m x 4.83m (16'11" x 15'10")max
- Kitchen - 3.23m x 2.82m (10'7" x 9'3")
- Utility Room - 2.62m x 2.03m (8'7" x 6'8")
- WC - 1.96m x 0.86m (6'5" x 2'10")
- Main Bedroom - 3.63m x 3m (11'11" x 9'10")
- En Suite - 2.54m x 1.75m (8'4" x 5'9")max
- Bedroom Two - 3.51m x 3m (11'6" x 9'10")max
- Bedroom Three - 3.53m x 1.6m (11'7" x 5'3")



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.

