



**HENDERSON
CONNELLAN**
ESTATE AGENTS

47 Marmion Close, Market Harborough

£320,000

3 2 1



"Proportions and Location Combine..."

...to form this fantastic, three bedroom, three storey property boasting generous proportions, a contemporary, open plan ground floor layout and a single garage, nestled on the popular Farndon Fields development.

Sought after residential location within walking distance of the neighbouring fields, the popular Farndon fields farm shop, town centre, train station and other local amenities.

Entrance is gained into the entrance hall with access to the guest WC, stairs rising to the first floor and an opening through to the kitchen/dining/living room.

Stunning kitchen/dining/living room of a generous size benefitting from being open plan creating a fantastic social entertaining space with attractive laminate flooring.

The attractive kitchen comprises a range of high gloss eye and base level units, a roll top work surface with upstand and tiled splash backs, a stainless steel sink with draining board and an integrated oven with a four ring gas hob. There is also space for a fridge/freezer, dishwasher, washing machine and a breakfast bar.

The living area boasts excellent proportions with access to the storage cupboard, ample room for both living and dining, and French doors lead out to the rear garden.

First floor landing with access to the family bathroom, the airing cupboard, a storage cupboard and two out of the three bedrooms.

Two double bedrooms, both offering generous proportions.

Family bathroom with a heated towel rail and a four-piece suite to include a towel rail, a panel enclosed bath, a fully tiled shower, a low level WC and a pedestal wash hand basin.

Stairs rise to the main bedroom situated on the second floor.

Impressive main bedroom with a dual aspect, two Velux windows, a host of fitted wardrobes and an en suite shower room. The en suite comprises a heated towel rail and a three piece suite to include a fully tiled and enclosed double width shower, a low level WC and a pedestal wash hand basin.

Single garage situated to the rear elevation benefitting from power, light and a pitched roof with boarding, ideal for storage.

Situated within a cul de sac, the property boasts a fantastic position with a well-established frontage well stocked with mature plantings. A paved path leads to the front door and there is side access to the rear garden, garage and driveway.

The rear garden offers a low maintenance design with a paved patio area benefitting from a covered canopy structure, an Astro turf section and a slate chip border. Situated to the rear of the garden is the garage and a hard standing driveway providing off road parking for one car.



- Kitchen - 3.63m x 2.51m (11'11" x 8'3")max
- Living Room - 4.7m x 3.51m (15'5" x 11'6")
- WC - 1.75m x 0.81m (5'9" x 2'8")
- Main Bedroom - 5.79m x 4.72m (19'0" x 15'6")max
- En Suite - 2.46m x 1.17m (8'1" x 3'10")
- Bedroom Two - 3.76m x 2.62m (12'4" x 8'7")
- Bedroom Three - 4.06m x 2.74m (13'4" x 9'0")
- Bathroom - 2.54m x 1.88m (8'4" x 6'2")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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