

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



“Location and Design  
Combine...”





46 Davies Close  
Market Harborough  
Leicestershire  
LE16 7ND  
Offers Over £625,000





## “Location & Design Combine...”

...to form this impressive executive detached family residence, situated in an established and sought-after area on the north side of town, boasting generous proportions throughout, five double bedrooms, three bathrooms, a double garage and off-road parking!







## Property Highlights

Conveniently located within walking distance to the town centre, local primary and secondary academies, shops and the train station with commuter rail links to London St Pancras within an hour.

Entrance through the timber and part-glazed into the incredibly spacious hallway boasting high quality laminate flooring, stairs rising to the first floor and a galleried landing drawing the eyes upward and creating a fantastic and welcoming space.

Dual aspect living room with a bay window to the front elevation and French doors to the rear, flooding the room with natural light. The French doors open out to the rear patio and a feature gas place offers a focal point to the room.

Guest WC with continued laminate flooring from the entrance hall and a white two-piece suite.

Ground floor study with continued laminate flooring from the kitchen, a window to the front elevation, perfect for those working from home or offering the flexibility to be utilised as a snug, music room or playroom.





## Property Highlights

Well-proportioned and open plan kitchen/dining/family room, knocked through from previously being two separate rooms creating an impressive entertaining space with high quality laminate flooring, French doors opening out to the rear garden and ample space for a large dining table and chairs.

The kitchen comprises a host of eye and base level shaker style fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated Neff electric double oven, an integrated microwave, a five-ring gas hob, space for an American-style fridge-/freezer, an integrated dishwasher and an island unit with a breakfast bar.

Separate utility room with ceramic tiled flooring, a stainless-steel sink, space for a washing machine and tumble drier, a door into the garage and a door leads out to the side of the property.

Integral double garage with a manual up and over door, two windows and benefitting from power and light.

First floor landing with access to the airing cupboard and a useful storage cupboard next to the main bedroom.





## Property Highlights

Impressively proportioned main bedroom boasting three skylight windows, a large window to the front elevation, a wall of fitted wardrobes and a fantastic en suite shower room. The en suite comprises attractive vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a double-width shower enclosure with a fitted shower over.

Four further bedrooms, all of which are double in size with bedrooms two and four benefitting from a host of fitted wardrobes and bedrooms two and three sharing a Jack-and-Jill shower room. The shower room comprises vinyl tiled flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a double-width shower enclosure with a fitted shower over.

Family bathroom featuring vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath.







## Outside

The property features a neat and attractive frontage with a hard standing driveway providing off road parking for two to three cars, and a planted border situated just underneath the front windows. The rear garden features a block paved patio wrapping around the property offering multiple space to sit out and entertain with friends. Mature trees and plantings to the rear and side provide a good degree of privacy and a pond with a water feature offers a peaceful setting. The garden has a well-maintained lawn area with. Circular patio area for further seating, with a gravelled border at the rear.





## Measurements

### Living Room

6.55m x 3.63m (21'6" x 11'11") excluding bay

### Kitchen/Dining/Family Room

8.46m x 5.51m (27'9" x 18'1") max

### Utility

3.02m x 1.52m (9'11" x 5'0")

### Study

3.02m x 2.79m (9'11" x 9'2") max

### Main Bedroom

6.45m x 3.66m (21'2" x 12'0") max

### En Suite One

2.77m x 1.78m (9'1" x 5'10")

### Bathroom

2.79m x 1.88m (9'2" x 6'2")

### Bedroom Two

3.81m x 3.53m (12'6" x 11'7") max

### En Suite Two

2.39m x 2.16m (7'10" x 7'1")

### Bedroom Three

3.66m x 3.02m (12'0" x 9'11")

### Bedroom Four

3.68m x 3.18m (12'1" x 10'5")

### Bedroom Five

3.61m x 2.67m (11'10" x 8'9")

### Double Garage

5.69m x 5.05m (18'8" x 16'7")



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

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

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