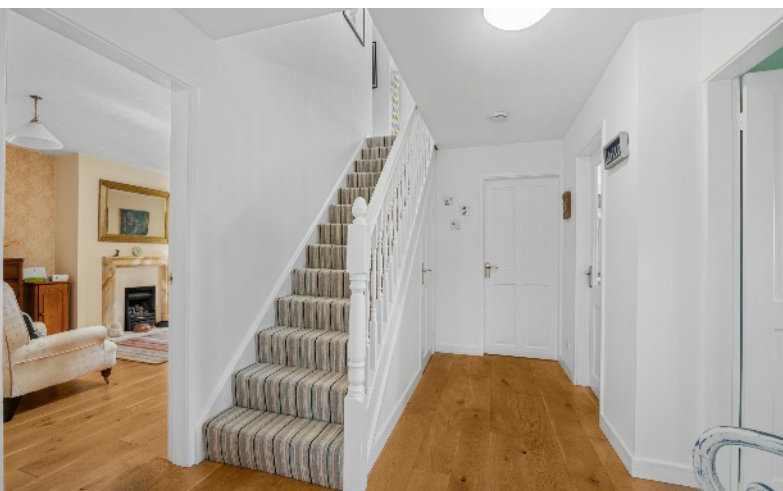


**HENDERSON
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**“The Plot, Proportions and
Location Combine...”**



23 Pochin Drive
Market Harborough
LE16 7LP

£600,000



"The Plot, Proportions and Location Combine..."

...to form this fantastic four bedroom detached family home boasting a stunning kitchen/dining/family extension, an oversized garage and two reception rooms, whilst occupying a double corner plot in a sought after residential location.





Property Highlights

Perfectly positioned in an established residential location, this charming property enjoys a generous corner plot overlooking the neighbouring green and benefits from being within a stone's throw of the neighbouring countryside. The property is also within close walking distance of Ridgeway Academy, Robert Smyth Academy, the train station, town centre and Great Bowden.

Entrance is gained into the inviting entrance hall benefitting from a front porch extension offering a fantastic open hallway with side light windows and gorgeous, engineered oak flooring. The hallway boasts access to the guest WC, useful under stairs storage and stairs rise to the first floor.

Beautifully appointed living room with continued engineered oak flooring, a dual aspect and a feature gas fireplace (please note the marble surround will be removed and replaced with an alternative surround such as pine).

Second reception room offering a flexible layout situated to the front elevation, currently used as a dining room, but offering excellent potential to be used as a second sitting room, play room, home office or additional bedroom.



Property Highlights

Stunning, open plan kitchen/dining/family room offering a truly impressive space with a fantastic extension featuring high vaulted ceilings, a Velux window and French doors out to the garden. The kitchen has been finished to an exceptionally high standard with solid marble flooring, LED spotlights with hanging central pendants and ample space for a dining table and sofa area.

The high quality kitchen comprises a range of solid oak eye and base level units, a composite stone worktop with upstand and an inset one and a half bowl sink. There is also a freestanding range cooker with a five ring gas hob and extractor hood over, space for a dishwasher and fridge/freezer.

Well-proportioned utility/boot room with ceramic tiled flooring, a host of additional, solid oak eye and base level units, a composite stone worktop with upstand, stainless steel sink and space for a washing machine and tumbler dryer.

First floor landing with access to the airing cupboard housing the combi boiler and the attic featuring additional insulation and partial boarding.



Property Highlights

Four good sized bedrooms, three of which are double in size, with the main and second bedroom enjoying fitted wardrobes and elevated views of the neighbouring green to the front.

The main bedroom incorporates an en suite shower room with attractive dado height tiling, a chrome heated towel rail and a three-piece suite to include a walk in, oversized shower, a low level WC and a pedestal wash hand basin.

Family bathroom with dado height tiling, a chrome heated towel rail and a three piece suite to include a panel enclosed bath with shower over, a low level WC and a half pedestal, wall mounted basin.

Oversized single garage measuring approximately 21'9ft in length and 11'9ft wide with power, light, a manual up and over door, rear pedestrian door and a pitched roof, perfect for additional storage.





Outside

Occupying a substantial corner plot and set back from the road, the property benefits from a generous, sweeping gravelled driveway providing off road parking for a minimum of four cars and access to the oversized single garage. The property sits elevated with a neat frontage also featuring a main lawn and established plantings, including a Mulberry tree and an attractive outlook.

The extensive rear garden is sure to impress neatly enclosed by fencing and a high level hedgerow to the side elevation, offering a good degree of privacy. The wrap around garden offers a true gardeners paradise and is extremely family friendly with its variety of well-maintained sections. The rear aspect of the garden boasts a limestone paved patio area ideal for seating edged with a gravelled border and a host of plantings. There is well manicured main lawn with well-positioned shrubbery and trees, a corner solid oak pergola offering an alternative seating area and a log cabin style summer house. To the side elevation is a further section screened with a period brick wall and climbing plantings with trellising, with steps rising up to a discreet area perfect for small vegetable patches if desired and currently housing the greenhouse. The garden wraps around to the front south west aspect offering an ideal sun trap in the evenings benefitting from a gravelled area, fig tree and side access to the front of the property.



Measurements

Living Room

6.63m x 3.58m (21'9" x 11'9")

Kitchen/Dining/Family Room

8.18m x 4.75m (26'10" x 15'7") max

Utility/Boot Room

2.77m x 2.21m (9'1" x 7'3")

Second Reception Room

4.67m x 3.02m (15'4" x 9'11") max

WC

2.13m x 1.17m (7'0" x 3'10")

Main Bedroom

5.44m x 3.38m (17'10" x 11'1")

En Suite

2.69m x 1.7m (8'10" x 5'7") max

Bedroom Two

3.63m x 3.3m (11'11" x 10'10")

Bedroom Three

3.1m x 2.74m (10'2" x 9'0")

Bedroom Four

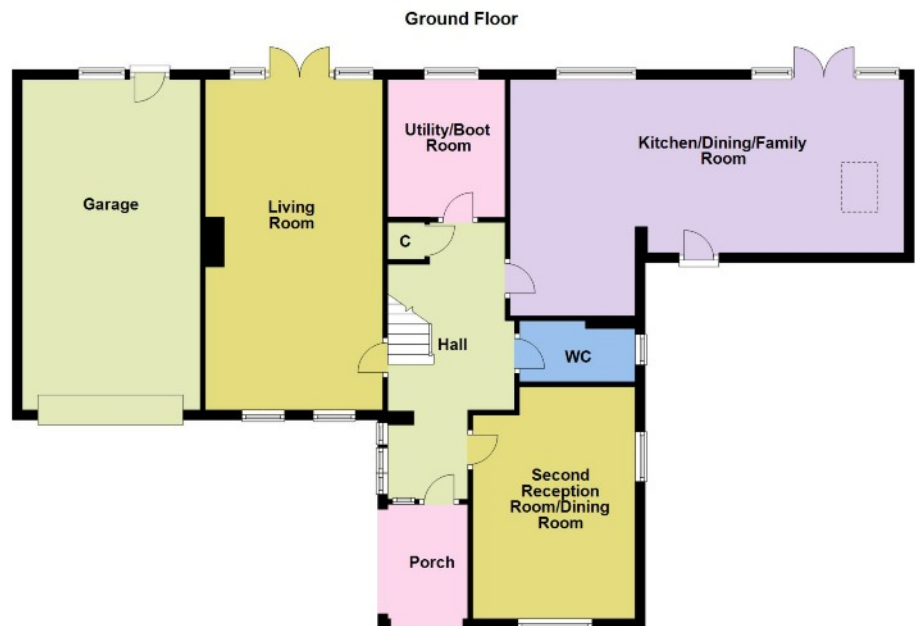
2.72m x 2.57m (8'11" x 8'5")

Bathroom

3.18m x 1.65m (10'5" x 5'5") max

Garage

6.63m x 3.58m (21'9" x 11'9")



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