



**“Ticking All The Right
Boxes”**



21 Brookfield Road
Market Harborough
Leicestershire
LE16 9DU
£675,000



“Ticking All The Right Boxes”

Occupying a fantastic position within a sought-after residential location, this stunning detached family home ticks all the right boxes boasting generous proportions throughout, five double bedrooms, a south-west facing garden and a detached double garage.





Property Highlights

The property is positioned within a desirable residential location, within walking distance to the town centre, local primary and secondary schools, the train station and neighbouring countryside walks.

The property benefits from a well-designed two storey side extension creating a stunning open plan kitchen/dining/family room, a utility room, an additional bedroom and ensuite shower room.

Entrance is gained through a composite front door into a welcoming entrance hall featuring engineered oak flooring, an under stairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully appointed living room boasting a dual aspect injecting an abundance of natural light, ceiling (available under separate negotiation, wall speakers not included) and sliding French doors out to the garden.

Stunning open plan kitchen/dining/family room having been beautifully extended by the current owners. The room boasts Amtico flooring, LED ceiling spotlights, a tall, panelled radiator, space for a large dining table and chairs, a host of windows flood the room with natural light and bi-folding doors lead out to the south-west facing garden. The kitchen also benefits from a pantry cupboard and separate utility room.

The high-quality kitchen comprises a host of high gloss eye and base level units, a quartz work-surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, a Rangemaster cooker with a five-ring gas hob (available under separate negotiation) with a chimney hood extractor, an integrated dishwasher and space for a large fridge/freezer (current fridge/freezer maybe available).

A fantastic central island features a quartz countertop incorporating a breakfast bar, additional storage cupboards and an integrated CDA wine cooler.

Property Highlights

Separate utility room benefitting from continued Amtico flooring, eye and base level units, a roll top work-surface, and a sink with a mixer tap and draining board. There is also space for a washing machine and a tumble dryer, and a side door leads out to the garden.

Second reception room/playroom boasting engineered oak flooring. The room also offers the potential to be used as a formal dining room or a ground floor double bedroom.

Ground floor study, perfect for those working from home, featuring laminate flooring, a window to the front elevation and a cupboard housing a modern Worcester boiler.

Guest WC comprising ceramic tiled splash backs, a glazed window to the side, a wash hand basin built within a vanity unit and a low-level AC.

Stairs rise to a first floor landing with an airing cupboard and a loft hatch to a full boarded attic with light, shelving in the eaves and a drop-down ladder.

Impressive main bedroom features a dual aspect, fitted wardrobes, space for a king size bed and an en suite shower room. The en suite shower room features timber effect flooring, ceramic wall tiles and a white three-piece suite to include an oversized shower cubicle and a pedestal wash hand basin and WC built within a vanity storage unit.



Property Highlights

The second bedroom offers an ideal guest room benefitting from being double in size with fitted wardrobes and an ensuite shower room. The ensuite comprises tile effect flooring, LED ceiling spotlights, a chrome heated towel rail, ceramic wall tiles and a white three-piece suite incorporating an oversized shower cubicle with a rainwater shower head, a pedestal wash hand basin and WC built within a vanity storage unit.

Three further double bedrooms, positioned to the rear elevation with bedrooms three and four featuring fitted wardrobes.

Family bathroom with tiled effect flooring, floor to ceiling wall tiles and a white three-piece suite to include a P shaped panel enclosed bath with a shower over and curved shower screen, a pedestal wash hand basin and a low-level WC.

Detached double garage with two manual up and over doors, power, light supply and a side door to the rear garden.





Outside

Nestled down a private driveway made up of three dwellings the property is neatly set back and elevated from the road. The property boasts an attractive frontage with a paved pathway leading to the front door, a lawn area, a fenced off bin store and two side gates into the rear garden. There is also off-road parking for two to three cars and access to the detached double garage.

The rear garden has been beautifully designed, boasting a south west facing aspect and a variety of sections.

The garden features a generous lawn section with planted borders stocking a variety of mature trees and shrubbery, a raised decked area, and two generous paved patio areas perfect for outdoor entertaining. A paved pathway wraps around the side of the property to a timber shed and a side gate to the front elevation, and to the other side is an additional gate and a door into the double garage.

Measurements

Living Room
6.43m x 4.34m (21'1" x 14'3") max

Second Reception Room/Play Room
5.03m x 2.54m (16'6" x 8'4")

Kitchen/Dining/Family Room
6.32m x 5.74m (20'9" x 18'10") max

Utility
3.18m x 2.08m (10'5" x 6'10")

Study
3.07m x 2.77m (10'1" x 9'1")

WC -
1.96m x 0.86m (6'5" x 2'10")

Main Bedroom
3.68m x 3.35m (12'1" x 11'0")

En Suite One
2.82m x 1.55m (9'3" x 5'1")

Bedroom Two
4.65m x 3.12m (15'3" x 10'3") max

En Suite Two
2.11m x 1.6m (6'11" x 5'3")

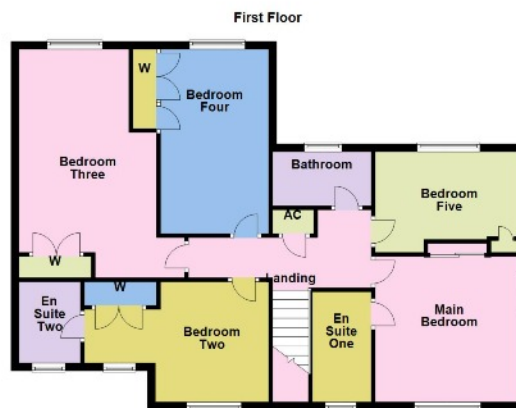
Bedroom Three
5.11m x 3.43m (16'9" x 11'3") max

Bedroom Four
4.9m x 2.84m (16'1" x 9'4")

Bedroom Five
3.68m x 2.79m (12'1" x 9'2") max

Bathroom
2.59m x 1.68m (8'6" x 5'6")

Double Garage
5.44m x 5.38m (17'10" x 17'8")



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