



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 37 Bradford Street, Market Harborough

4 2 1



## "An Interior and Layout To Impress"

Boasting a well presented interior, an open plan kitchen/dining room and a sought after cul de sac position, this four bedroom detached property is sure to impress!

Built in 2015 by the reputable builder, the property offers a fantastic family home within walking distance to the town centre, leisure centre, local primary and secondary schools, the town centre and the train station.

Entrance through the timber and part-glazed front door leading into the welcoming and spacious entrance hall with stairs flowing up to the first floor landing, access to the guest WC and ample space for coat and shoe storage.

Beautifully decorated living room boasting a large bay window to the front elevation flooding the room with natural light.

Open plan kitchen/dining room comprising karndean flooring, a host of eye and base level high gloss fitted units, square edged work surfaces, attractive ceramic tiled splashbacks, an electric oven with a gas hob, an integrated fridge/freezer, washing machine and dishwasher. There is also a useful under stair storage cupboard offering space for an additional appliance and ample space for a six seater dining table and chairs, and French doors open out to the rear garden.

Guest WC comprising a low level WC and a pedestal wash hand basin with tiled splash back.

First floor landing with access to the attic via a hatch.

Impressive master bedroom in excellent decorative order to the front aspect and benefitting from an en suite shower room. The en suite comprises a low level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Three further bedrooms, one of which is double in size with the other two being generous singles. The fourth bedroom also benefits from an array of fitted wardrobes making an ideal dressing room or study.

Modern and stylish family bathroom comprising 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 with a shower over.

Single garage benefitting from a manual up and over door, a rear personnel door, power and light.

Situated within a desirable cul de sac, the property boasts a neat frontage comprising a host of mature shrubbery, well stocked planted borders and a paved path leads to the front door. There is also a hard standing driveway that provides off road parking for one car and access to the single garage via the up and over manual door.

The rear garden has been professionally landscaped with a contemporary paved patio, edged with a gravelled and brick border offering a fantastic entertaining and seating area. There is also a well maintained main with a host of timber sleeper enclosed flower beds, side access to the front of the property and rear access into the garage.





- Living Room - 4.32m x 3.86m (14'2" x 12'8") max
- Kitchen/ Dining Room - 5.41m x 3.58m (17'9" x 11'9")
- WC - 1.6m x 1.17m (5'3" x 3'10")
- Main Bedroom - 3.91m x 3.12m (12'10" x 10'3") max
- En Suite - 1.78m x 1.6m (5'10" x 5'3")
- Bedroom Two - 3.58m x 2.46m (11'9" x 8'1")
- Bedroom Three - 3.66m x 1.78m (12'0" x 5'10")
- Bedroom Four - 2.54m x 2.49m (8'4" x 8'2")
- Bathroom - 2.49m x 2.16m (8'2" x 7'1") max
- Garage - 5.64m x 2.82m (18'6" x 9'3")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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