



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Stablegate Way, Market Harborough, LE16 8FA

4 2 2



## "Position and Proportions To Impress!"

Occupying a desirable corner position, this four bedroom detached family home is sure to impress nestled within a private enclave of just four houses offering a sought after plot, generous proportions and located in a popular residential location.

Situated within walking distance of the town centre, train station, local amenities and schools with the benefit of being located in the highly requested catchment area for Meadowdale Academy.

Offered for sale with NO CHAIN and with the potential to add your own stamp on, the property would make an ideal family home or buy to let investment.

Inviting entrance hall with access to the guest WC, under stairs storage and stairs rise to the first floor.

Guest WC incorporating a two piece suite to include a low level WC and a pedestal wash hand basin.

Fitted kitchen to the front elevation with an outlook of the neat frontage, a side door to the garden and access through to the dining room. The kitchen comprises a range of shaker style eye and base level units, a roll top work surface, tiled splashbacks and a stainless steel sink with draining board. There is also freestanding cooker, space for fridge/freezer, dishwasher and washing machine.

Well-proportioned living room situated to the rear elevation overlooking the garden offering a fantastic space with a desirable west facing aspect and benefiting from French doors leading out.

Formal dining room with attractive laminate flooring, double doors leading from the living room and a door from the kitchen.

Second reception room creating a flexible layout with the potential to be used as a snug, study or play room after being fully converted from the former garage.

Four good sized bedrooms, all benefiting from being double in size, and three of which boast fitted wardrobes. The main bedroom features a larger than expected fitted wardrobe, a feature arch and access to the en suite. The en suite benefits from a side window and a three piece suite to include a fully tiled and enclosed shower, a low level WC and a pedestal wash hand basin.

Family bathroom incorporating a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.

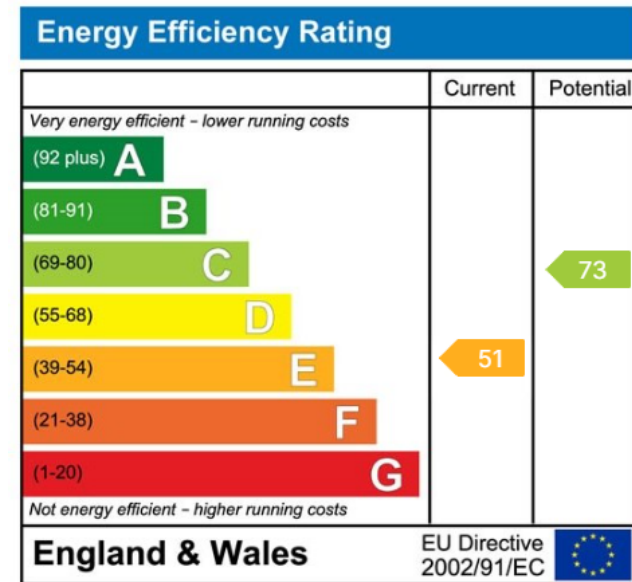
Neatly tucked away down a private enclave of just four houses, the property boasts a desirable corner position with a sweeping driveway leading to the property's frontage. Nestled away, the property offers a generous driveway providing off road parking for 2-3 cars, two forms of side access and a paved path to the front door. There is a main lawn section, established shrubbery and well stocked planted borders giving the property a wealth of charm.

The rear garden offers a good degree of privacy with a variety of sections featuring a raised decked area and generous pergola boasting a fantastic seating and entertaining area. Steps lead down from the decking to the main lawn with a host of shrubbery and mature trees, and access to the timber constructed shed. There are also two forms of a side access to the front, one with the benefit of access to an additional shed.





- Living Room - 4.7m x 4.47m (15'5" x 14'8")max
- Dining Room - 2.82m x 2.51m (9'3" x 8'3")
- Kitchen - 3.89m x 2.36m (12'9" x 7'9")
- Second Reception Room - 4.72m x 2.57m (15'6" x 8'5")
- Main Bedroom - 3.48m x 2.84m (11'5" x 9'4")max
- En Suite - 2.39m x 1.17m (7'10" x 3'10")max
- Bedroom Two - 3.61m x 2.74m (11'10" x 9'0")
- Bedroom Three - 2.92m x 2.62m (9'7" x 8'7")max
- Bedroom Four - 2.87m x 2.51m (9'5" x 8'3")max
- Bathroom - 2.11m x 1.7m (6'11" x 5'7")



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.

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

