



**HENDERSON
CONNELLAN**
ESTATE AGENTS

11 Brookfield Road, Market Harborough

3 1 2



“A Plot and Interior To Impress!”

Nestled within a secluded cul de sac, this three bedroom detached property has been beautifully modernised to a high standard throughout and is set on a generous corner plot boasting excellent off road parking or side extension potential (subject to obtaining relevant consents).

Sought after residential location within walking distance of the town centre, Welland Park, the local schools and train station.

Entrance is gained through the composite front door into the entrance hall providing space for coat storage, with access to the guest WC and the open plan living room.

Open plan living room with attractive Karndean flooring, an immaculate decor and a bay window with private outlook of the garden. There is a generous opening into the kitchen/dining room offering the open plan aspect and stairs rise to the first floor with fantastic, understairs storage.

Stunning kitchen/dining room flooded with natural light from the dual aspect with the front window benefitting from plantation shutters, and the rear window overlooking the conservatory and garden beyond. The modernised kitchen has been finished to a high standard with continued Karndean flooring, a contemporary tall radiator and ample space for a dining table and chairs. The kitchen comprises a range of high gloss eye and base level units, a square edge worktop with upstand, a one and a half bowl sink with draining board, an integrated double AEG oven and a four ring induction hob. There is also an integrated fridge/freezer, dishwasher and washing machine.

Side porch featuring red quarry tiled flooring and access into the garden, providing an ideal boot room or cloakroom area to come in and out of the garden or side access from the front.

Light and airy conservatory with a host of large windows, continued Karndean flooring and double doors lead out to the garden.

First floor landing with a window to the front elevation injecting an abundance of natural light, access to the loft hatch and generous airing cupboard housing the combi boiler and providing excellent storage.

Three good sized bedrooms, two of which are double in size overlooking the garden, and the third bedroom benefits from a fitted cupboard.

Impressive main bedroom in excellent decorative order and benefitting from built in wardrobes.

Luxury family bathroom featuring tiled flooring, a chrome heated towel rail and a three piece suite to include a panel enclosed bath with shower over and tiling, a vanity enclosed wash hand basin and a low level WC.

Detached single garage benefitting from an up and over door, a side door, power and light.

Occupying a larger than average corner plot, this three bedroom detached property is sure to impress with its fantastic cul de sac position and extensive side plot. The neat frontage is enclosed by a well-manicured, low-level hedgerow with a small front lawn, plantings and a paved path leads to the front door. To the side elevation is a hardstanding and generous gravelled driveway providing off road parking for five-six cars or fantastic potential for a side extension (subject to obtaining relevant consents). The side aspect is neatly retained by contemporary timber batten fencing and there is access to the single garage.

The rear garden offers an excellent degree of privacy being part brick wall enclosed to one side and a wealth of shrubbery and trees to the other. The garden is well established and has been professionally landscaped with a contemporary paved patio ideal for seating, a slate chipping section and aide access to the front and into the single garage. There is a main lawn with well stocked planted borders.





- Living Room - 5.16m x 3.86m (16'11" x 12'8") max
- Kitchen/Dining Room - 5.16m x 4.01m (16'11" x 13'2") max
- Conservatory - 4.01m x 2.34m (13'2" x 7'8")
- Main Bedroom - 3.38m x 3.28m (11'1" x 10'9") max
- Bedroom Two - 3.02m x 2.62m (9'11" x 8'7") max
- Bedroom Three - 2.46m x 2.08m (8'1" x 6'10") max
- Bathroom - 2.44m x 1.68m (8'0" x 5'6")
- WC - 1.78m x 1.17m (5'10" x 3'10")
- Garage - 5.08m x 2.59m (16'8" x 8'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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