



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Burnmill Road, Market Harborough

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### **“Prestige and Proportions Combine...”**

...to form this impressive semi-detached home, situated on the prestigious and highly desirable Burnmill Road, boasting generous proportions throughout, three double bedrooms, ample off road parking and a spacious rear garden!

Conveniently located within walking distance to Robert Smyth Academy, the town centre with a variety of independent local shops and restaurants, and the train station with commuter rail links to London St Pancras within an hour.

Entrance through the uPVC front door leading into the inviting entrance hall with stunning oak parquet flooring, access to the under stair storage cupboard, space for coat and shoe storage and stairs flow up to the first floor landing.

Beautifully appointed living room featuring a large window to the front elevation flooding the room with natural light and a beautiful cast iron fireplace with a Minton tiled hearth and a solid timber surround.

Extended and spacious kitchen/dining/family room boasting laminate flooring, views out over the garden, a door out to the patio and ample space for a large dining table and chairs.

The kitchen comprises a host of eye and base level shaker style fitted units, square edged work surfaces, an integrated double oven with a four ring gas hob, an integrated dishwasher, space for a washing machine and fridge/freezer.

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

Three well proportioned double bedrooms with the main and third bedrooms benefitting from fitted wardrobes.

Impressive bathroom comprising attractive laminate flooring, timber wall-panelling to dado height, ceramic tiled splash backs, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Single garage to the side elevation with double doors to the front elevation and a single door to the rear.

The property is accessed from the prestigious Burnmill Road sweeping down to a gravelled driveway providing off road parking for four to five cars and enclosed by high level hedgerow providing a good degree of privacy. A well-maintained lawn area sits under the front window and double doors open through to the garage. The established rear garden features a spacious patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. Steps lead down to a further storage area tucked away under the rear extension. The remaining garden is a well-maintained lawn area with mature plantings and trees.







- Living Room 13' 6" x 11' 7" (4.11m x 3.53m)
- Dining/ Family Room 22' 11" max x 21' 7" max (6.98m x 6.58m)
- Main Bedroom 13' 6" max x 10' 10" max (4.11m x 3.30m)
- Bedroom Two 11' 3" max x 10' 10" max (3.43m x 3.30m)
- Bedroom Three 11' 6" max x 9' 11" max (3.51m x 3.02m)
- Bathroom 9' 1" max x 7' 2" max (2.77m x 2.18m)



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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