



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Jack Cumberland Road, Market Harborough

4 2 2



An exclusive opportunity!

Inviting entrance hall with attractive Karndean flooring, access to the under stairs storage cupboard, guest WC and stairs rising to the first floor.

Guest WC with continued Karndean flooring, ample space for coats, and incorporating a two-piece suite to include a low-level WC and a half pedestal wash hand basin.

Beautifully appointed living room in excellent decorative order with immaculate carpeting and a stunning feature fireplace with an electric log burner style fire. The well-proportioned room spans the depth of the property offering a dual aspect with a host of windows injecting an abundance of natural light and view of the neighbouring green.

Truly impressive kitchen/dining/family room of a generous size overlooking the rear garden with ample room for both a dining table and chairs and a sofa area. The stunning kitchen space offers the ideal entertaining room with a host of windows, LED spotlights, tiled flooring and sliding doors provide access out to the south-east facing rear garden.

Separate utility room with continued tiled flooring, a wide window, additional unit storage, a stainless-steel sink and space for a washing machine and tumble dryer.

Stairs rise to a naturally light galleried first floor landing with a window to the front elevation, an airing cupboard and a loft hatch.

Impressive main bedroom boasting a fantastic outlook over the neighbouring green space, park and town views beyond, bespoke wardrobes (available under separate negotiation), and an ensuite shower room.

Modern en suite shower room featuring tiled effect flooring, porcelain wall tiles, a chrome heated towel rail and a white three-piece suite to include a oversized shower cubicle, a pedestal wash hand basin and a low level WC.

Three further double bedrooms in excellent decorative order with charming part raked ceilings.

Family bathroom comprising tiled effect flooring, porcelain wall tiles, a chrome heated towel rail and a white three piece suite. The three piece suite incorporates a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low level WC.

The property boasts a neat frontage with two lawn borders, shrubbery and a paved path leads to the front door. To the side elevation is a tandem driveway providing off road parking for two cars and access to the detached single garage. The garage has been part converted with a remaining garage front section perfect for storage and a uPVC door provides access into an ideal office area, fully plastered with power and light.

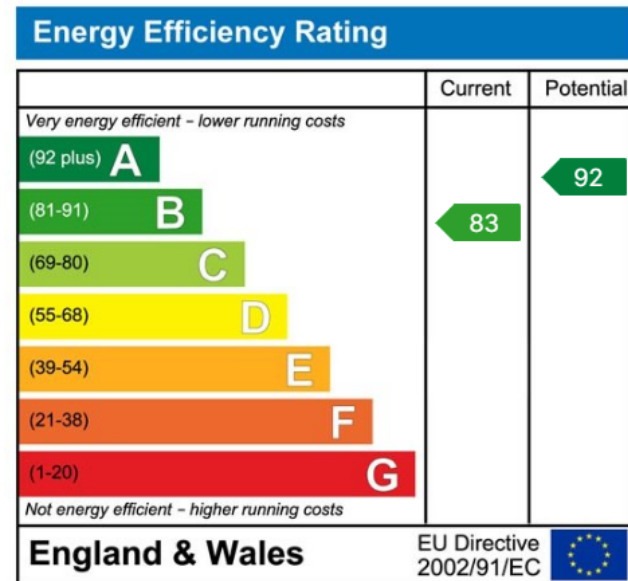
The professionally landscaped rear garden features a variety of sections with a paved patio area enjoying the southeast facing aspect.

Retaining sleepers with low level iron railings enclose a raised main lawn with an array of well stocked planted borders and steps rise up to the rear secure gate providing access to the driveway and garage. The garden is partly enclosed by a retaining brick wall offering an excellent degree of privacy, and there is a side timber lean too for garden storage with power.





- Living Room - 6.43m x 3.53m (21'1" x 11'7")
- Kitchen/ Dining / Family Room - 7.54m x 3.45m (24'9" x 11'4")
- WC - 1.98m x 1.09m (6'6" x 3'7")
- Utility Room - 1.98m x 1.65m (6'6" x 5'5")
- Main Bedroom - 3.53m x 3.61m (11'7" x 11'10")
- En Suite - 2.39m x 1.42m (7'10" x 4'8")
- Bedroom Two - 3.63m x 2.77m (11'11" x 9'1")
- Bedroom Three - 3.53m x 2.9m (11'7" x 9'6")max
- Bedroom Four - 2.72m x 3.53m (8'11" x 11'7")
- Bathroom - 3.28m x 1.75m (10'9" x 5'9")max



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

