

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“ A Rare Opportunity..”



93 Burnmill Road
Market Harborough
LE16 7JG

£825,000



‘A Rare Opportunity...’

...to purchase this perfectly positioned, detached residence, situated on the highly sought after Burnmill Road, with elevated countryside views to the front and side, and boasting an extensive plot with the potential for further modernisation and extension (subject to planning permission).





Property Highlights

Highly sought after residential location within walking distance of the town centre, train station, the canal basin, Robert Smyth Academy and other local amenities.

Boasting generous proportions throughout, this fantastic property also benefits from a generous two-storey rear extension creating a stunning kitchen/dining/family room and an additional double bedroom!

Inviting entrance hall boasting charming red wood flooring, with access to a ground floor shower room and stairs rising to the first floor.

Beautifully appointed living room benefiting from a dual aspect with a generous window overlooking the front elevation, continued red wood flooring, a tall, panelled radiator, a charming fireplace with a Stovax log burner and an archway through to the kitchen.

Stunning open plan kitchen/dining/family room creating a flexible living space boasting LED ceiling spotlights, laminate flooring, LED ceiling spotlights, and two bi-fold doors injecting natural light and offering delightful views of the rear garden.



Property Highlights

The kitchen and dining area benefits from underfloor heating and comprises a host of shaker style eye and base level units, a solid oak work-surface with a matching upstand, a stainless-steel sink with a mixer tap and draining board, space for a large dining table and chairs and a pantry cupboard. Appliances include an AEG double oven, a five-ring gas hob, and an integrated dishwasher and fridge freezer.

A fantastic central island features additional storage cupboards, a solid oak work-surface and a breakfast bar with space for three to four bar stools.

Well-proportioned utility room comprising tiled effect flooring, shaker style base level units a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiles and space for a washing machine and additional appliances.

There is also a hatch to a 'crawling' cellar which is approximately 2.5 inches with light supply.

Ground floor study of a good size, perfect for those looking to work from home, offering the potential to be used as a playroom, music room or home gym, with a window to the side and a further window over-looks the rear garden.

Ground floor shower room featuring ceramic metro wall tiles, LED ceiling spotlights and a white three-piece suite to include a corner enclosed shower cubicle, a pedestal wash hand basin and a low level WC.

Naturally light landing with a window to the rear elevation and a storage cupboard.



Property Highlights

Four good sized bedrooms, all benefiting from being double in size with fantastic, elevated views and an abundance of natural light flooding in from the generous windows.

Impressive main bedroom offering a dual aspect with breath taking, elevated countryside views to the front elevation, an outlook of the extensive rear garden and access to the dressing room and en suite. The en suite comprises a three-piece suite to include a fully tiled, corner enclosed shower, a low-level WC and a pedestal wash hand basin.

Family bathroom incorporating a four-piece suite to include a panel enclosed bath, a fully tiled and enclosed shower cubicle, a low-level WC and a pedestal wash hand basin.

Oversized single garage with an electric garage door, power, light supply and a rear door into the garden room/store.

The garden room/store offers an additional storage space with sliding doors out to the garden and houses a Worcester boiler.





Outside

Situated on the prestigious Burnmill Road, the property is fully set back from the road boasting an end plot position, a generous frontage and rolling countryside views to the east and north elevation. The truly impressive frontage spans a generous depth, with the property occupying a raised position and fantastic potential to create further parking or garaging (subject to obtaining relevant consents). Neatly enclosed by a low level hedgerow, the sweeping driveway leads up towards the front of the property offering off road parking six cars and access to the garage. The frontage is mainly laid to lawn with a host of well stocked planted borders, and this wraps around to the side elevation, as well as a paved path leading to the front door.

The extensive, west facing garden is sure to impress occupying a substantial sized plot, a good degree of privacy and a desirable end position. The garden has been beautifully maintained and offers a real sun trap with a variety of sections. There is a paved patio area ideal for seating and a well-kept main lawn which extends to the rear boundary, edged with a wealth of well stocked planted borders, shrubbery, and mature trees. The plot wraps around to either side of the property emphasising its fantastic size and to the rear aspect is a potential allotment area with access to a timber stable, currently used a storage shed.

Measurements

Living Room

7.32m x 4.57m (24'0" x 15'0")

Kitchen/Dining Room

8.69m x 5.21m (28'6" x 17'1") max

Snug/Study

3.02m x 2.84m (9'11" x 9'4")

Utility

3.05m x 2.9m (10'0" x 9'6")

Garden Room/Store

4.47m x 2.24m (14'8" x 7'4") max

Main Bedroom

4.85m x 3m (15'11" x 9'10")

En Suite

1.75m x 1.75m (5'9" x 5'9")

Dressing Area

1.78m x 1.73m (5'10" x 5'8")

Bedroom Two

4.27m x 3.07m (14'0" x 10'1")

Bedroom Three

3.33m x 2.95m (10'11" x 9'8")

Bedroom Four

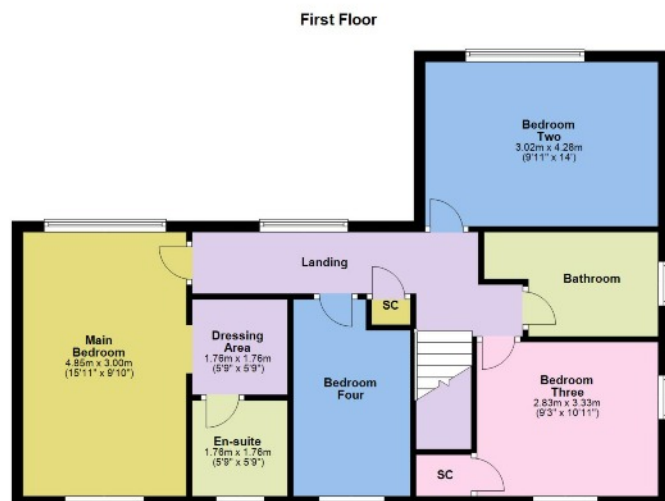
3.66m x 2.41m (12'0" x 7'11")

Bathroom

3.2m x 1.8m (10'6" x 5'11") max

Garage

6.15m x 3.91m (20'2" x 12'10") max



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