



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Furrow, Market Harborough

4 2 0



'A Winning Combination'

Situated on the sought after 'Ashton Rise' development, this beautifully presented detached family home, built in 2020 by the well-renowned builders 'Linden Homes', ticks all the boxes, boasting a charming interior throughout, a south facing garden, and a detached single garage!

The property is within walking distance to the town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

Entrance is gained through a composite front door into a welcoming entrance hall featuring Karndean flooring, decorative panelling, an under stairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully appointed living room a window to the front elevation, a picture rail, and a decorative fireplace with a tiled surround and wooden hearth adding a touch of character.

Well-presented kitchen/dining room, situated to the rear elevation overlooking the south facing garden, boasting Karndean flooring, space for a large dining table and chairs and French doors lead out to the garden.

The kitchen comprises a host of shaker style eye and base level units, an oak effect work-surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, and a range of integrated appliances to include a double oven, a fridge freezer, a washing machine, and a dishwasher.

Guest WC comprising Karndean flooring, ceramic tiled splash backs, a pedestal wash hand basin, and a low-level WC.

Stairs rise to a galleried first floor landing featuring decorative panelling, an airing cupboard, and a loft hatch to a partially boarded attic.

Four bedrooms, two of which are double in size, and all in excellent decorative order.

The main bedroom is situated to rear elevation, overlooking the garden, with space for a king size bed and wardrobes and an ensuite shower room.

The modern ensuite shower room comprises timber effect flooring, attractive ceramic wall tiles, and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin, and a low-level WC.

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

Detached single garage with a manual up and over door, power, and lighting.

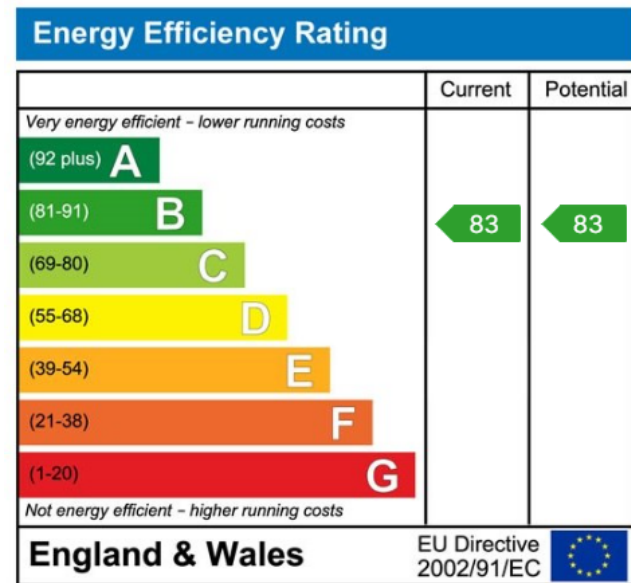
Nestled within a desirable cul de sac by the neighbouring park, the property boasts an attractive frontage with a neat planted and slate chipped border, a pathway to the front door, a driveway providing off road parking in tandem for two cars, a single garage, and a side gate to the rear garden.

The south facing rear garden has been beautifully designed and features a variety of sections perfect for all the family. There is a paved patio area and slate chipped area both offering an ideal space to sit and entertain, a sandpit and well-kept lawn, additional storage space behind the garage and a side gate to the driveway.





- Living Room - 4.88m x 3.15m (16'0" x 10'4")
- Kitchen/ Dining Room - 5.38m x 3.66m (17'8" x 12'0")
- WC - 1.68m x 1.07m (5'6" x 3'6")
- Main Bedroom - 3.38m x 3.18m (11'1" x 10'5")
- En Suite - 1.7m x 1.37m (5'7" x 4'6")
- Bedroom Two - 3.38m x 3.56m (11'1" x 11'8")max
- Bedroom Three - 2.36m x 2.29m (7'9" x 7'6")
- Bedroom Four - 2.36m x 2.11m (7'9" x 6'11")
- Bathroom - 1.96m x 1.7m (6'5" 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.

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