



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Ireton Road, Market Harborough, LE16 9NU

3 1 1





## 'Luxury Level Living!'

With a high quality finish throughout and a fantastic rear extension, this stunning three bedroom detached bungalow is sure to impress, boasting a south facing garden, a detached garage and planning permission!

Popular residential location within walking distance of the Farndon Fields Farm Shop, Burford Green recreation ground, local shops, town centre and train station. There is also convenient access to the bus routes.

There is planning permission approved for the erection of a single storey side and rear extension, incorporating the garage, to create an additional living space, bedroom and shower room.

Entrance is gained through a composite front door into a welcoming entrance hall boasting engineered oak flooring and a loft hatch to a fully boarded attic with a drop down ladder.

Stunning open plan kitchen/dining/family room offering a fantastic entertaining space boasting engineered oak flooring, an air conditioning unit and LED ceiling spot lights.

The high quality kitchen boasts a host of shaker style eye and base level units, a square edge work surface, metro wall tiles, a Belfast style ceramic sink with a mixer tap and draining board, and a range of integrated appliances to include a double oven, a four ring gas hob, a tall fridge, a freezer, and a dishwasher. There is also space and plumbing for a washing machine (the current washer dryer is built in however the owners will be taking this and replacing with a washing machine).

The dining/living area offers ample space for a large dining table and chairs, a lovely seating area and superb 'Schuco' bi-folding doors with integrated blinds open out to the rear garden.

Three well presented double bedrooms in excellent decorative order, all benefitting from being double in size with air conditioning units (current wardrobes in bedrooms two and three available under separate negotiation). The main bedroom is currently being used as a living room/snug and boasts a bay window flooding the room with an abundance of natural light.

Luxury shower room boasting tiled flooring with underfloor heating, attractive wall tiles, a chrome heated towel rail, LED ceiling spot lights, and a white three piece suite. The three piece suite incorporates an oversized walk in shower cubicle with a rainwater shower head and additional shower wand, and a wash hand basin and WC built within a vanity unit providing excellent storage.

The property features a neat and attractive frontage with a block paved driveway providing off road parking for up to four cars, an electric car charging point, and a double timber gate leads to the garden and single garage.

The south facing rear garden is a true suntrap, boasting a generous size with two large paved patio areas ideal for outdoor entertaining, a well kept lawn and an array of Hornbeam trees (available under separate negotiation). To the side of the garden is a block paved area with access to a single garage and double timber gates lead to the front elevation.

Single garage with double timber doors, power, lighting, and a window to the rear elevation.



**Ground Floor**  
Approx. 90.4 sq metres (973.5 sq. feet)



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

- Kitchen/Dining Area - 2.84m x 1.65m (9'4" x 5'5")
- Living Area - 5.84m x 3.02m (19'2" x 9'11")
- Main Bedroom/2nd Reception Room - 3.73m x 3.58m (12'3" x 11'9")
- Bedroom Two - 3.78m x 3.28m (12'5" x 10'9")
- Bedroom Three - 3.3m x 2.39m (10'10" x 7'10")
- Shower Room - 2.34m x 1.68m (7'8" x 5'6")
- Garage - 5.05m x 2.74m (16'7" x 9'0")



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

