



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashley Way, Market Harborough

4 2 2



Room to Grow!

Offered for sale with no chain!

Inviting entrance hall with stunning engineered oak flooring, access to the guest WC and stairs rising to the first floor.

Beautifully appointed living/dining room of a generous size measuring just under 29ft in length, with double doors from the hallway and a dual aspect. The fantastic space features continued engineered oak flooring, an electric fireplace, and a bay window.

High quality kitchen/dining/family room with LVT flooring, ample space for a dining table and chairs, and a rear door leading out to the paved patio. The stunning kitchen comprises high gloss eye and base level units with under counter lighting, a granite worktop with ceramic tiled splash backs, an inset one and a half bowl sink with recessed draining grooves and a free-standing cooker (available by separate negotiation). There is also space for an American style fridge/freezer and an opening through to a utility area with access to a useful pantry cupboard, and space for washing machine, slimline dishwasher and wine cooler (appliances not included).

Boot room/cloakroom formerly used as a study area by the previous owner, but providing an excellent separate laundry room with space for coats, boots or laundry. This room is a former section of the garage, professionally converted with heating, power and light, with a partition providing access into the remaining garage area.

Ground floor home office/snug room with an outlook to the front elevation, access to a storage cupboard and boasting a stylish, timber battened feature wall.

First floor landing with a feature side window injecting an abundance of natural light, access to the airing cupboard and loft hatch with a pull-down ladder providing access into the part boarded attic.

Four good sized bedrooms, all boasting a neutral decor, high quality carpeting and two of which offer fitted wardrobes.

Impressive main bedroom situated to the front elevation with a feature bay window flooding the room with natural light, a host of fitted wardrobes and an en suite shower room. The en suite has been finished to a high standard with attractive flooring, a chrome heated towel rail and a four piece suite. The four piece suite incorporates a walk in, double shower with rain water and hand held shower fittings, a low level WC and two vanity enclosed wash hand basins.

Luxury family bathroom, tastefully modernised with a chrome heated towel rail and a three piece suite to include a panel enclosed bath with rain water and hand held shower over, a low level WC and a vanity enclosed wash hand basin.

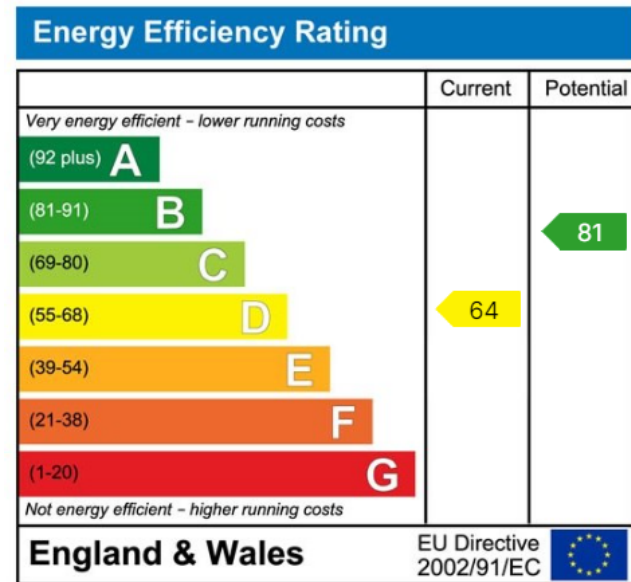
Set back from the road the property features a well maintained lawn with a tree and a paved pathway leads to the front door. There is a hard standing driveway providing off road parking for two cars side by side, and side access into the garden.

The rear garden has been professionally landscaped and finished to incredibly high standard with entertaining in mind. The garden features a contemporary paved patio area retained by timber sleepers ideal for seating and a host of well stocked planted borders, with two olive trees, enclosed by timber sleepers. There is a main lawn section, access to a brick built barbecue with a timber covered pergola and the garden is well screened with timber batten fencing to the rear and immaculately painted fences to the side elevations.





- Living/ Dining Room - 8.66m x 3.73m (28'5" x 12'3")max
- Kitchen / Family Room - 7.59m x 3.1m (24'11" x 10'2")max
- Utility Room - 1.65m x 1.63m x 2.51m (8'7" x 8'3")
- Snug/ Home Office - 4.44m x 2.46m (14'7" x 8'1")max
- Main Bedroom - 4.11m x 3.89m (13'6" x 12'9")max
- En Suite - 2.87m x 1.3m (9'5" x 4'3")max
- Bedroom Two - 3.78m x 2.69m (12'5" x 8'10")
- Bedroom Three - 3.73m x 2.69m (12'3" x 8'10")
- Bedroom Four - 2.82m x 2.24m (9'3" x 7'4")
- Bathroom - 2.26m x 1.91m (7'5" x 6'3")
- Remaining Garage Space - 2.49m x 2.41m (8'2" x 7'11")



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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