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“Picturesque Village
Living’!”



Swingbridge Street
Foxton
LE16 7RH



‘Picturesque Village Living’

Positioned within the popular and picturesque village of Foxton, this beautifully presented detached family home boasts a modern open kitchen/ dining room, four double bedrooms and a delightful west facing rear garden.





Property Highlights

Conveniently located within walking distance to the local pub, church, village hall, primary school, and the popular Foxton Locks with stunning walks along the Grand Union Canal. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, schools, and the train station with excellent commuter rail links.

The property has been beautifully maintained by the current owners and over the last four years has benefited from new windows, internal and external doors, modern decor and flooring updates. The kitchen has also been opened up to create a fantastic entertaining space, with a separate utility room and the garden room features a new roof.

Entrance is gained through a composite front door into a welcoming entrance hall, featuring engineered oak flooring, oak veneered doors, LED ceiling spotlights, a window to the side elevation, a guest WC and stairs rising to the first floor.

Stunning open plan kitchen/dining room boasting attractive flooring, ample space for a large dining table and chairs, a tall panelled radiator, windows to the front elevation, French doors to the rear garden and a separate utility room.

The beautiful kitchen comprises a host of shaker style eye and base level units, an oak effect work-surface, ceramic wall tiles, LED ceiling spotlights and one and a half bowl sink with a mixer tap and draining board. Appliances include a Belling range style cooker with a five-ring gas hob (available under separate negotiation), a chimney hood extractor, an integrated Zanussi microwave and a CDA warming drawer and space for a fridge freezer and a dishwasher.



Property Highlights

Separate utility/boot room featuring attractive flooring, ample storage space, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, space for a washing machine and a tumble dryer and a door leads out to the garden.

Beautifully appointed living room boasting engineered oak flooring, a window to the front elevation, a charming log burner with a stone hearth and oak mantle, and glass panelled doors lead into the garden room.

Naturally light garden room providing a delightful outlook of the west facing garden with French doors leading out. The room also benefits from engineered oak flooring, side and velux windows injecting natural light and offering the flexibility to be used as an additional sitting room, playroom, or study.

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

First floor landing with LED ceiling spotlights, continued oak panelled doors and a loft hatch to a partially boarded attic.



Property Highlights

Four double bedrooms all in excellent decorative order with three bedrooms offering a delightful outlook over Swingbridge Street and countryside views in the distance.

The main bedroom boasts a dual aspect, flooding the room with an abundance of natural light with ample space for a king size bed and wardrobes, and a separate ensuite shower room.

Modern en-suite shower room comprising attractive flooring, LED ceiling spotlights, floor to ceiling wall tiles, a chrome heated towel rail and a white three-piece suite incorporating an oversized shower cubicle with a Mira rainwater shower, a pedestal wash hand basin, and a low-level WC.

Family bathroom benefitting from tiled flooring, floor to ceiling wall tiles, a tall, heated towel rail, LED ceiling spotlights and a Heritage white three-piece suite. The three-piece suite includes a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.





Outside

Nestled down Swingbridge Street the property is neatly set back from the road and features a well-kept lawn and hedge-row, planted borders and a block paved driveway with off road parking for two to three cars. To the side of the property is a discretely hidden timber storage unit and to the other side is a gate providing access to the rear garden.

The west facing rear garden is a true space for relaxation and has been beautifully designed offering a good degree of privacy. The garden features a paved patio area perfect for outdoor entertaining, a gravelled seating area, a generous lawn raised flower beds, ideal for growing vegetables and well-established trees. There is also a timber shed and a pathway to the side of the property with a gate to the front elevation.



Measurements

Kitchen/ Dining Room
7.57m x 5.44m (24'10" x 17'10")

Living Room
6.63m x 3.58m (21'9" x 11'9")

Garden Room -
3.48m x 3.78m (11'5" x 12'5")

Utility Room
3.18m x 2.29m (10'5" x 7'6")

WC
1.78m x 1.75m (5'10" x 5'9")

Main Bedroom
4.72m x 3.61m (15'6" x 11'10")

En Suite
2.49m x 1.78m (8'2" x 5'10")

Bedroom Two
5.44m x 2.31m (17'10" x 7'7")

Bedroom Three
3.61m x 2.84m (11'10" x 9'4")

Bedroom Four
2.82m x 2.69m (9'3" x 8'10")max

Bathroom
2.92m x 1.91m (9'7" x 6'3")



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