



**“A Location Plot
and Interior to Impress”**



26 Fernley Close,
Market Harborough
Leicestershire
LE16 8FY



"A Location, Plot and Interior to Impress"

Perfectly positioned within a highly desirable cul-de-sac, within walking distance to the local schools, town centre and train station, this executive four-bedroom detached family home is sure to impress, boasting an immaculate interior, generous proportions, and a beautifully landscaped rear garden.





Property Highlights

Prestigious residential location situated within walking distance of Meadowdale Academy, Little Bowden Primary School, the town centre, local parks, and other local amenities. The property also benefits from being within very close walking distance of the train station with direct commuter links into London in less than 1 hour.

Entrance is gained through a contemporary front door into a grand entrance hall with a storage cupboard, guest WC and stairs rise to the first floor.

Beautifully appointed living room with solid oak flooring, a charming gas fireplace featuring a stone hearth and attractive surround, and French doors lead to the garden.

Fantastic ground floor study with a window to the front elevation perfect for those working from home or providing a flexible layout with the potential to be used as a playroom or music room.

Formal dining room featuring a window to the front elevation, space for a large dining table and chairs and offering the flexibility to be used as an additional reception room.



Property Highlights

Stunning open plan kitchen/dining/family room offering a fantastic flexible living space, boasting solid oak herringbone flooring, LED ceiling spotlights, space for a large dining table and chairs, a separate utility room and ample windows overlooking the rear garden with French doors leading out.

The well-presented kitchen features an array of shaker style eye and base level units, a quartz effect square edge work-surface with a breakfast bar, ceramic wall tiles, and a one and a half bowl sink with a mixer tap and draining board. Appliances include a Bosch double oven, a four-ring gas hob, an integrated fridge freezer and space for a dishwasher.

The utility room comprises continued solid oak flooring, eye and base level units, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, and space for a washing machine and a tumble dryer. There is also a handy storage cupboard, and a side door leads out to the garden.

Guest WC with solid oak flooring, LED ceiling spotlights, a pedestal wash hand basin, and a low-level WC.

Stairs rise to a generous sized and well-presented first floor landing with an airing cupboard, and a loft hatch to a partially boarded attic.



Property Highlights

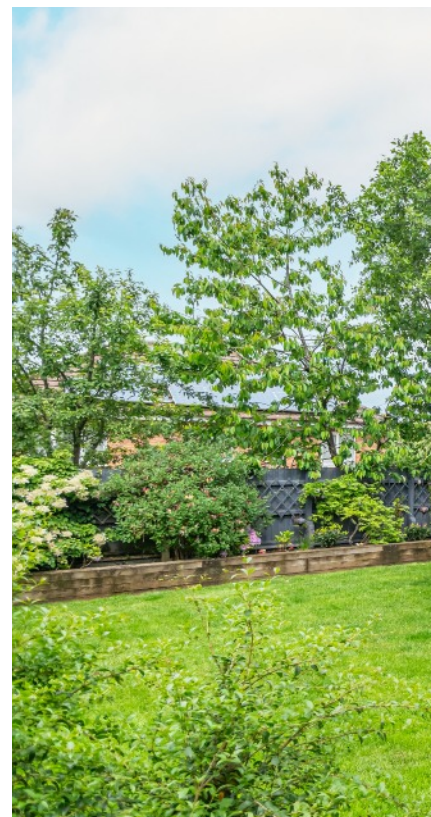
The stunning principal bedroom boasts a dual aspect flooding the room with an abundance of natural light, with ample space for a super king size bed, an archway to the dressing room with an array of fitted wardrobes, LED ceiling spotlights and an ensuite shower room.

The ensuite shower room comprises LED ceiling spotlights, ceramic wall tiles and a white three-piece suite to include a double width shower cubicle with a Mira shower over, a pedestal wash hand basin and a low-level WC.

Three further double bedrooms in excellent decorative order with bedroom two benefitting from fitted wardrobes.

Modern family bathroom featuring LED ceiling spotlights, ceramic wall tiles and a white four-piece suite incorporating a panel enclosed bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

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





Outside

Neatly tucked away, the property offers an attractive frontage with a hardstanding driveway providing off road parking for three cars, a generous lawn section, gravelled borders and pathway leads to the front door and side access to the garage and garden.

The beautifully landscaped rear garden has been expertly designed to enjoy from morning until dusk, boasting a variety of sections and offering a good degree of privacy.

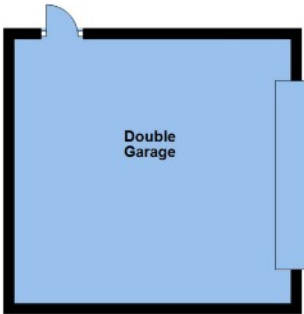
The garden features a generous paved patio and decked area, both ideal for outdoor entertaining, a well-manicured lawn and a host of well stocked planted borders.

One side of the property offers space for storage, and to the other side is a paved pathway providing access to the utility room, and a gate to the front elevation and double garage.

Ground Floor



First Floor



Measurements

Kitchen/Dining/Family Room -
6.65m x 5.23m (21'10" x 17'2")

Dining Room -
4.14m x 2.44m (13'7" x 8'0")

Dressing Room -
3.15m x 1.55m (10'4" x 5'1")

Bedroom Three -
3.63m x 2.64m (11'11" x 8'8")

Living Room -
3.56m x 5.16m (11'8" x 16'11")

Utility Room -
2.34m x 1.55m (7'8" x 5'1")

Ensuite -
1.98m x 1.4m (6'6" x 4'7")

Bedroom Four -
3.33m x 3m (10'11" x 9'10")

Study -
3.56m x 3.28m (11'8" x 10'9")

Main Bedroom -
4.19m x 3.63m (13'9" x 11'11")

Bedroom Two -
3.81m x 3.53m (12'6" x 11'7")

Bathroom -
2.95m x 2.13m (9'8" x 7'0")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

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