



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Dogwood Drive, Market Harborough

3 2 1



"As Good As New"

Built in 2022 by the reputable developer David Wilson Homes and positioned within the desirable Burnmill Grange development, this fantastic, detached residence is as good as new, boasting a desirable south facing garden, three double bedrooms and an immaculate interior throughout!

Offered for sale with NO UPWARD CHAIN!

Entrance is gained through a contemporary composite door into an entrance hall with Amtico flooring, access to the living room and stairs rise to the first floor.

Beautifully appointed living room featuring a dual aspect, continued Amtico flooring, and a neutral decor.

Well-presented kitchen/dining room boasting Amtico flooring, space for a dining table and chairs, a separate utility room, WC and French patio doors lead out to the south facing garden. The kitchen comprises a host of eye and base level units with a matching up-stand, a roll top work-surface, a Franke stainless steel sink with a mixer tap and draining board and a range of high-quality integrated Zanussi appliances to include a single oven, a four-ring gas hob, a dishwasher and a fridge freezer.

Separate utility room comprising Amtico flooring, eye and base level units, a roll top work-surface, an integrated Zanussi washing machine, space for a tumble dryer, a door to the guest WC and a side door to the garden.

Guest WC with continued Amtico flooring, porcelain tiled splash backs, a pedestal wash hand basin and a low-level WC.

First floor landing with access to a generous storage cupboard and a loft hatch.

Three well-proportioned bedrooms in excellent decorative order.

Impressive main bedroom featuring ample space for a super king-sized bed, a dressing area with rails and shelving and an ensuite shower room.

The modern ensuite shower room comprises a chrome heated towel rail, porcelain wall tiles, timber effect flooring, and a white three-piece suite to include a double width shower cubicle, a Sottini pedestal wash hand basin and a low-level WC.

Bedrooms two and three also benefit from being double in size, with bedroom two positioned to the front elevation, and bedroom three overlooking the south facing garden.

Luxury bathroom featuring a heated towel rail, porcelain wall tiles, timber effect flooring, and a white four-piece suite incorporating a double width shower cubicle, a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

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

The property boasts a neat and attractive frontage featuring a lawn, planted borders, off road parking for two cars, access to the garage, a side gate to the rear garden.

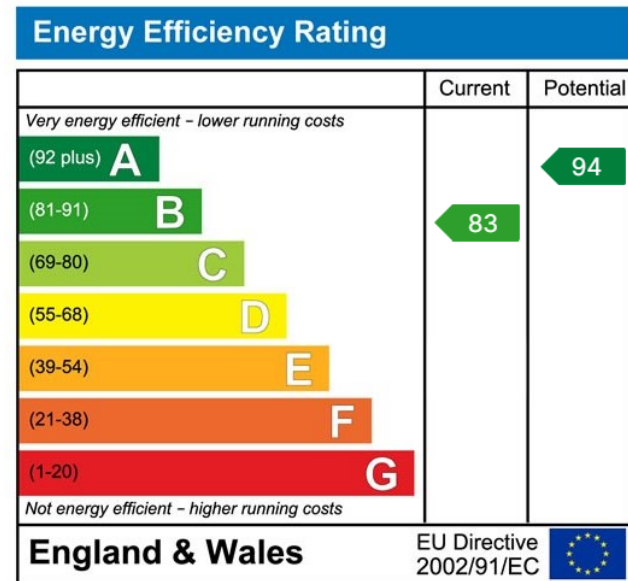
The south facing rear garden is a true sun trap and features a generous extended paved patio area, a well-kept lawn, a host of well stocked planted borders and a timber shed.

There is a service charge for the maintenance of the communal areas on the development, at a charge of approximately £175 per annum.





- Living Room - 4.67m x 3.15m (15'4" x 10'4") max
- Kitchen / Dining Room - 6.4m x 3.3m (21'0" x 10'10")max
- Utility Room - 1.6m x 1.6m (5'3" x 5'3")
- WC - 1.7m x 1.04m (5'7" x 3'5")
- Main Bedroom - 5.26m x 3.51m (17'3" x 11'6")max
- Dressing Room - 2.03m x 1.32m (6'8" x 4'4")
- En Suite - 2.11m x 1.4m (6'11" x 4'7")
- Bedroom Two - 3.81m x 2.72m (12'6" x 8'11")
- Bedroom Three - 3.81m x 2.72m (12'6" x 8'11")max
- Bathroom - 3.2m x 2.21m (10'6" x 7'3")max



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

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.

