



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Beech Avenue, Market Harborough

3 2 1



### 'A Location & Interior To Impress'

Situated on the popular Burnmill Grange development and built by the reputable David Wilson Homes in 2021, this impressive semi-detached residence boasts a neutral finish throughout, three double bedrooms, a stylish kitchen and off-road parking!

Conveniently located within walking distance to Robert Smyth Academy, the town centre and the train station with links to London St Pancras within an hour. The A6 is also within short driving distance with links to Leicester.

Entrance through the timber front door leading into the entrance hall with high quality Amtico flooring and access to the guest WC.

Guest WC comprising a Sottini white two-piece suite.

Spacious living room boasting a bay window to the front elevation injecting natural light and access to the under-stair storage cupboard with an electric point.

Inner hall with stairs flowing up to the first-floor landing.

Modern and stylish kitchen/dining room comprising Amtico flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink with a draining board, integrated appliances to include a fridge/freezer, an electric oven, a four-ring gas hob, a dishwasher, and a washer dryer. French doors open out to the rear garden and there is space for a four-seater dining table and chairs.

First floor landing with access to airing cupboard and a door leads through with stairs flowing up to the main bedroom on the second floor.

Two well-proportioned bedrooms are situation on the first floor, both benefitting from being double in size with the second bedroom overlooking the rear garden.

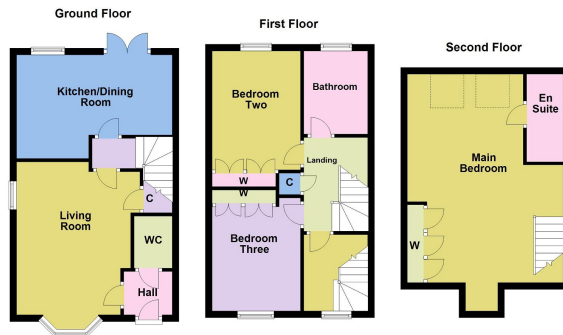
Family bathroom comprising attractive vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The main bedroom occupied the entire second floor and boasts an incredible space with a window to the front elevation and two skylights to the rear flooding the room with natural light. A fantastic en suite comprises a skylight window, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin, and a double-width shower enclosure with a fitted shower over.

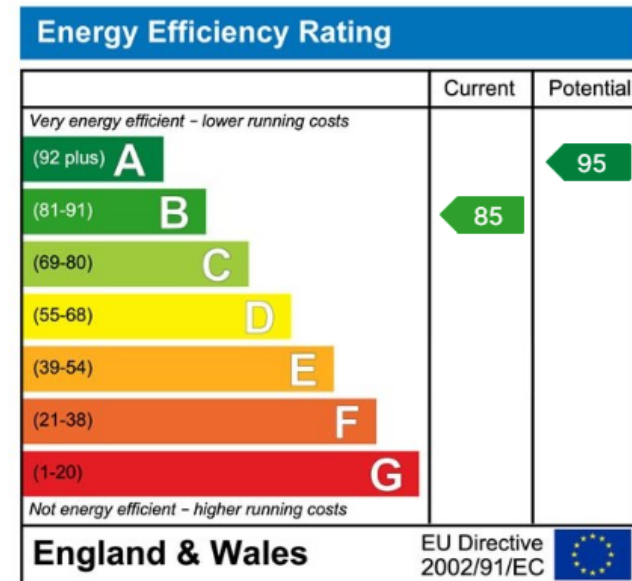
The property features a neat and attractive frontage with two side-by-side off road parking spaces for two cars, a paved path to the front door and a planted border underneath the front window.

The rear garden has been landscaped to feature a resin patio leading from the rear doors with a stone path flowing up to a second raised patio area, offering the ideal space to sit out and entertain with friends. Two lawn areas sit either side of the path and a secure timber gate leads around to the front of the property.





- Living Room - 4.55m x 3.71m (14'11" x 12'2") max
- Kitchen/Dining Room - 4.7m x 3.18m (15'5" x 10'5") max
- WC - 1.52m x 1.07m (5'0" x 3'6")
- Main Bedroom - 6.15m x 4.78m (20'2" x 15'8") max
- En Suite - 2.54m x 1.17m (8'4" x 3'10")
- Bedroom Two - 4.11m x 2.64m (13'6" x 8'8") max
- Bedroom Three - 3.66m x 2.64m (12'0" x 8'8") max
- Bathroom - 2.44m x 1.96m (8'0" x 6'5")



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

