



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stinford Leys, Market Harborough

4 2 2



"Prime Position!"

Inviting Entrance Hall with attractive engineered oak flooring, access to the Guest WC, useful under stairs storage cupboard and stairs rise to the First Floor.

High quality Guest WC finished to an exceptionally high standard with floor to ceiling tiling, a contemporary heated towel rail and a two piece suite to include a vanity enclosed wash hand basin with waterfall tap and a low level WC.

Stunning Kitchen/Dining Room boasting tiled flooring, a host of windows overlooking the garden, a rear door leading out and space for a dining table and chairs. The tasteful Kitchen comprises a range of shaker style eye and base level units, a granite worktop with upstand which continues to the windowsill, a ceramic one and half bowl sink, a double integral oven, a four ring hob with extractor hood over and an integrated fridge/freezer, dishwasher and microwave.

Separate Utility area leading off the Kitchen of a fantastic size with continued tiled flooring, additional unit storage, a stainless steel sink, a modern Worcester combi boiler and space for a washing machine and tumble dryer.

Well-proportioned Living Room, beautifully presented benefitting from two windows with plantation shutters and a gas feature fireplace.

Formal Dining Room/Snug Room with continued engineered oak flooring, offering a flexible layout currently used as a Second Reception Room but with the potential to also be used as a Playroom or Study.

Naturally light Conservatory making an ideal Dining area or Garden Room with tiled flooring, exposed brickwork, a host of windows and French doors leading out to the garden.

First Floor Landing is of a generous size with a window to the side elevation and access to all rooms.

Four good sized Bedrooms, three of which benefit from being double size boasting excellent proportion, with the Master and Second Bedroom offering fitted wardrobes.

Impressive Master Bedroom with a desirable private outlook, an array of wardrobes and a stylish En Suite. The recently upgraded En Suite features floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a corner shower enclosed with a rain water shower head, a vanity enclosed wash hand basin and a low level WC.

Luxury main Shower Room with floor to ceiling tiling, a contemporary chrome heated towel rail and a three piece suite. The three piece suite includes an oversized walk-in shower, a low level WC and a vanity enclosed wash hand basin.

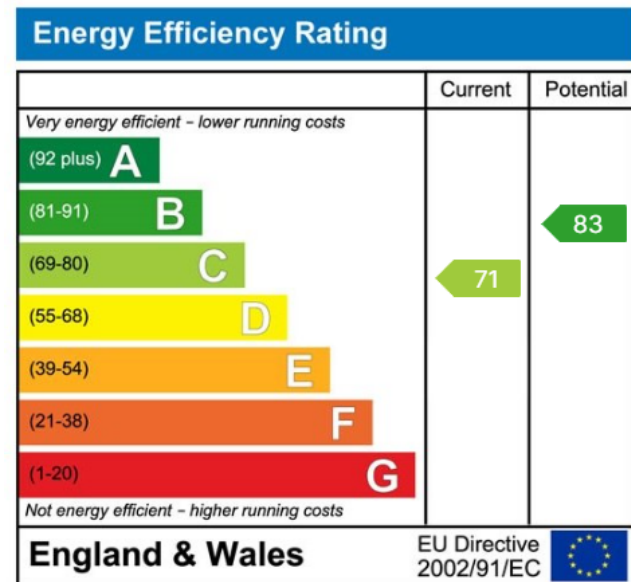
Detached single Garage offering fantastic storage or additional off road parking with the benefit of a manual up and over door and two side doors.

Nestled within a desirable cul de sac, the property boasts a neat frontage with a main lawn and a border ideal for plantings, retained by a well-manicured hedgerow. There is a contemporary block paved path which flows to the front door with storm porch and a tandem length block paved driveway providing off road parking for two/three cars. There is also access to the single garage and side access into the garden. The rear garden benefits from a good degree of privacy and offers a variety of sections. There is a block paved patio area ideal for seating and the sculpted main lawn is retained by a low level brick wall with steps leading up. To the rear of the garden is a raised decked section, access to the timber constructed shed and side access to the front of the property.





- Living Room 14' 10" x 12' 9" (4.52m x 3.88m)
- Kitchen/Breakfast Room 14' 7" x 10' 7" (4.44m x 3.22m)
- Utility Room 6' 3" x 5' 2" (1.90m x 1.57m)
- Dining Room 10' 7" x 9' 7" (3.22m x 2.92m)
- Conservatory 10' 6" x 10' 3" (3.20m x 3.12m)
- Master Bedroom 11' 0" x 10' 8" (3.35m x 3.25m) En Suite 6' 4" x 5' 2" (1.93m x 1.57m)
- Bedroom Two 10' 7" x 9' 0" (3.22m x 2.74m)
- Bedroom Three 13' 1" x 10' 11" (3.98m x 3.32m)
- Bedroom Four 9' 3" x 6' 2" (2.82m x 1.88m)
- Shower Room 9' 2" x 6' 2" (2.79m x 1.88m)



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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