



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Summerhill Place, Market Harborough

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'An Interior & Garden To Impress'

Positioned within the desirable Farndon Fields development, this fantastic three semi-bedroom detached property is sure to impress, boasting an immaculately presented interior and a beautifully landscaped rear garden!

Welcoming entrance hall boasting engineered oak flooring, an under stairs storage cupboard, a guest WC and stairs rising to first floor.

Beautifully appointed living room in excellent decorative order, boasting a dual aspect with a deep bay window, flooding the room with an abundance of natural light.

Well presented kitchen/dining room featuring engineered oak flooring, LED ceiling spot lights, space for a dining table and chairs, a window to the front elevation, and a window and French patio doors overlooking the delightful rear garden.

The kitchen benefits from an array of high gloss eye and base level units, an oak effect roll top work-surface with a matching up stand, a stainless steel sink with a mixer tap and draining board, and a range of integrated appliances to include a single oven, a four ring gas hob, a dishwasher, a fridge/freezer and a washing machine.

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

First floor landing with access to all first floor rooms. The access to the attic via a hatch in the second bedroom with a pull-down ladder.

Well-presented main bedroom with a window to the front elevation injecting natural light, a fitted double wardrobe and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring, a low level WC, a pedestal wash hand basin and a fully tiled shower enclosure with a fitted shower over.

Two further bedrooms, one of which is double in size with dual aspect windows and the third bedroom currently used as a dressing room.

Modern shower room with ceramic tiled flooring, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a walk-in, double-width shower enclosure with a rainwater-style shower over.

This immaculately presented property benefits from an enviable corner plot with a wrap around lawned frontage with low level box hedging and a driveway for two cars to the far rear of the garden.

The stunning newly landscaped rear garden boasts two porcelain patio areas with a connecting pathway, all neatly edged. The central area of the garden features an artificial lawn with a host of surrounding well stocked planted borders and gated access to the far rear of the garden onto the driveway.





- Living Room - 4.83m x 3.05m (15'10" x 10'0")
- Kitchen/ Dining Room - 4.85m x 2.87m (15'11" x 9'5")
- WC - 2.01m x 0.89m (6'7" x 2'11")
- Main Bedroom - 3.94m x 3.35m (12'11" x 11'0")
- En Suite - 2.01m x 1.24m (6'7" x 4'1")
- Bedroom Two - 3.35m x 3.05m (11'0" x 10'0")
- Bedroom Three - 2.13m x 2.03m (7'0" x 6'8")
- Bathroom - 2.01m x 1.7m (6'7" x 5'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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