



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Naseby

4 2 3



'A Family Favourite'

Welcoming entrance hall boasting laminate flooring, a guest WC, a generous storage cupboard with a hanging rail, an under-stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room featuring a dual aspect flooding the room with an abundance of natural light, a charming open fireplace, bespoke shelving, recently new carpets and French patio doors lead out to the garden.

Guest WC with a pedestal wash hand basin and a low-level WC.

Ground floor study, ideal for those working from home, with laminate flooring and a window providing delightful garden views.

Additional reception room/study, offering a fantastic flexible space, having been used in the past as a children's playroom, ground floor bedroom and additional study, with laminate flooring, a decorative picture rail and a dual aspect.

Well-proportioned fitted kitchen/dining room featuring tiled effect flooring, space for a dining table and chairs, a separate utility room and French patio doors to the rear garden.

The utility room benefits from fitted storage cupboards, a stainless-steel sink with a mixer tap and draining board, space for a fridge freezer and a washing machine, and a side door to the front elevation.

Stairs rise to a naturally light, galleried, first floor landing of a generous size with windows to the front and side elevation, access to the airing cupboard and a loft hatch, to a partially boarded attic.

Four well-proportioned bedrooms, all benefitting from being double in size.

The fantastic main bedroom features a dual aspect with windows overlooking the rear garden, fitted wardrobes and an ensuite bathroom.

The second and fourth bedrooms also boast dual aspects, and bedroom three directly overlooks the rear garden.

Family bathroom comprising ceramic wall tiles, a panel enclosed a bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Detached double garage with two manual up and over doors, power, lighting and a side door to the rear garden. There is a fantastic amount of loft space and currently a partition wall dividing the garage into two, however this could be opened up if desired.

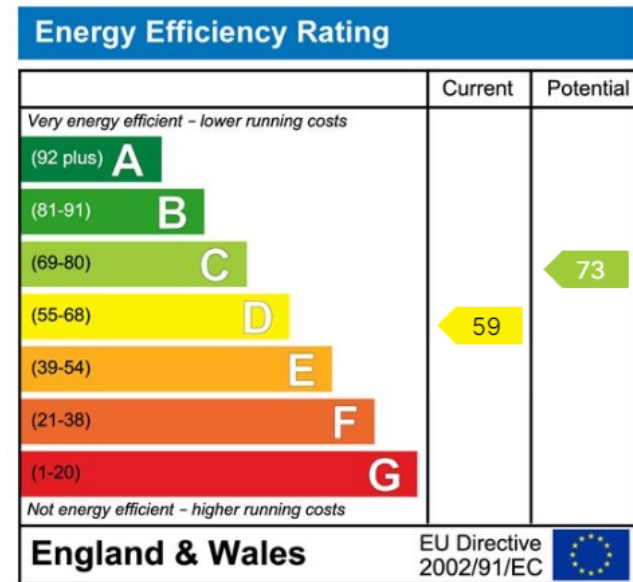
Neatly set back and elevated from the road, the property boasts an attractive double frontage enclosed by attractive wrought iron railings with a well-kept lawn, beautifully planted borders and a pathway to the front door. To the side of the property is access to the driveway with off road parking for two vehicles, a double garage and a gate to the rear garden.

The well-established and charming walled rear garden has been beautifully designed and offers a good degree of privacy. The garden features a paved patio area ideal for outdoor entertaining, a well-kept lawn with borders stocking a host of mature flowers, trees and shrubbery and additional seating at the top of the garden. There is also a door into the garage, a gate to the parking area and a side gate to the front elevation.





- Living Room - 5.97m x 3.71m (19'7" x 12'2")
- Study - 2.64m x 2.36m (8'8" x 7'9")
- Additional Reception Room/ Study - 3.53m x 3.15m (11'7" x 10'4")
- Kitchen/ Dining Room - 4.14m x 3.35m (13'7" x 11'0")
- Main Bedroom - 4.14m x 3.33m (13'7" x 10'11")
- En Suite - 3.07m x 1.93m (10'1" x 6'4")max
- Bedroom Two - 4.19m x 3.56m (13'9" x 11'8")
- Bedroom Three - 3.4m x 3.81m (11'2" x 12'6")
- Bedroom Four - 3.86m x 2.24m (12'8" x 7'4")
- Garage - 8.05m x 4.95m (26'5" x 16'3")



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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