



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

1 Liberator Drive, Market Harborough LE16 9FZ

3 1 1



## “Room To Grow”

Situated on the ever-popular Farndon Fields development and built by Avant Homes in 2023, this impressive, detached home offers room to grow with an immaculately presented interior, three bedrooms, a spacious kitchen/dining room, a west facing garden and off-road parking for two cars!

Conveniently located within walking distance to the renowned Farm Shop, local schools and the town centre either a variety of independent local shops and restaurants.

Entrance through the composite front door leading into the inviting entrance hall with a fitted floor mat, high quality LVT flooring, a useful storage cupboard, space for coat and shoe storage and access to the guest WC.

Modern guest WC with continued LVT flooring, ceramic tiled walls and a white two-piece suite.

Stylish kitchen/dining room comprising attractive LVT flooring, a host of eye and base level fitted units, square edged work surfaces, a stainless-steel sink with drainage board, and a host of integrated appliances to include a fridge/freezer, a single oven with combination microwave and grill oven above, an induction hob and a dishwasher. A separate utility cupboard offers space and plumbing for a washing machine.

Beautifully presented living room featuring LVT flooring, dual aspect windows and bi-folding doors opening out to the west facing rear garden. Stairs flow up to the first-floor landing with a side light window and access to the attic via a hatch.

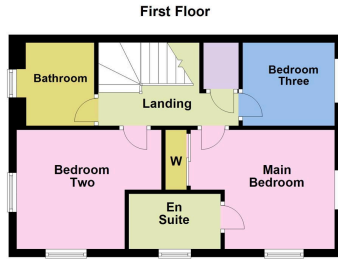
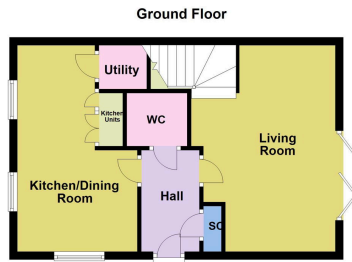
Main bedroom of a good size boasting dual aspect windows flooding the room with natural light, a fitted wardrobe and a fantastic en suite shower room. The en suite comprises attractive vinyl flooring, marble-effect ceramic tiled walls and a white three-piece suite to include a low-level WC, a wash hand basin and a double-width, walk-in shower either a rainwater style shower over and an additional handheld shower wand.

Two further bedrooms, one of which is double in size with dual aspect windows the third bedroom offering an ideal nursery or study for those working from home.

Modern and stylish bathroom comprising vinyl flooring, two-tone tiled walls and a white three-piece suite to include a low-level WC, a wash hand basin and a panel enclosed bath with a fitted shower over.

Offering a pretty frontage and neatly tucked away, the property offers a low maintenance frontage enclosed by a low-level iron railing with a paved path leading to the front door. The west facing rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and enjoy the best of the afternoon sun. A timber shed provides additional storage and a paved path leads through to a secure timber gate with access to the off-road parking.





- Hall - 2.26m x 1.5m (7'5" x 4'11")
- Living Room - 5.26m x 3.4m (17'3" x 11'2") max
- Kitchen/Dining Room - 5.26m x 3.05m (17'3" x 10'0") max
- Utility Room - 1.22m x 1.12m (4'0" x 3'8") max
- WC - 1.65m x 1.55m (5'5" x 5'1")
- Main Bedroom - 3.61m x 3.02m (11'10" x 9'11") max
- En Suite - 2.26m x 1.37m (7'5" x 4'6")
- Bedroom Two - 3.68m x 3.02m (12'1" x 9'11") max
- Bedroom Three - 2.49m x 2.29m (8'2" x 7'6")
- Bathroom - 2.11m x 1.68m (6'11" x 5'6") max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

