



**HENDERSON
CONNELLAN**
ESTATE AGENTS

2 Dandy Drive, Market Harborough LE16 9PX

2 1 1



“A Location and Interior To Impress”

Positioned within the desirable Farndon Fields with open countryside views to the front, this fantastic semi-detached property is sure to impress, boasting an immaculate interior throughout, two double bedrooms and a delightful garden with a garden office/studio!

Built in 2021 by Avant Homes, the property is situated within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

The beautifully designed and presented accommodation benefits from a modern open plan layout to the ground floor with a kitchen/dining area leading through into the living area, boasting upgraded timber effect LVT flooring and a dual aspect flooding the room with an abundance of natural light.

The kitchen/dining area comprises a host of two-tone eye and base level units, a timber effect 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 Hotpoint single oven and four ring induction hob, an Indesit microwave, a fridge/freezer, and space for a washing machine.

The beautifully appointed living area features an attractive decor with popular feature panelling and bi-folding doors lead out to the garden.

There is also space for a dining table and chairs, access to the guest WC/cloakroom and stairs rise to the first floor.

Well-proportioned guest WC/cloakroom comprising continued Karndean flooring, ceramic wall tiles, LED ceiling spotlights, a Sottini wall hung wash hand basin and a low-level WC.

Stairs rise to the first-floor landing, with a loft to a partially boarded attic.

Two double bedrooms, both in excellent decorative order, with the main bedroom benefitting attractive fitted wardrobes and delightful countryside views to the front elevation.

Modern bathroom featuring a chrome heated towel rail, LED ceiling spotlights, tiled effect flooring, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a Sottini pedestal wash hand basin and a low-level WC.

The property boasts a neat and attractive frontage, with planted borders, off road parking for two cars, side access to the rear garden and views overlooking the neighbouring park and countryside.

The rear garden has been beautifully maintained, featuring a paved patio area, a generous lawn, access to the front elevation and a fantastic timber garden office/studio with power, lighting and a window.

Kitchen/Dining Area - 4.52m x 2.77m (14'10" x 9'1")

Living Area - 4.44m x 2.77m (14'7" x 9'1")

WC/Cloakroom - 1.93m x 1.47m (6'4" x 4'10")

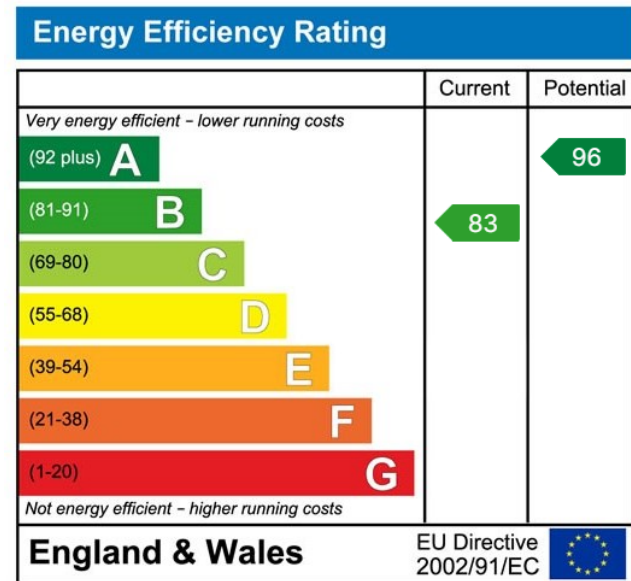
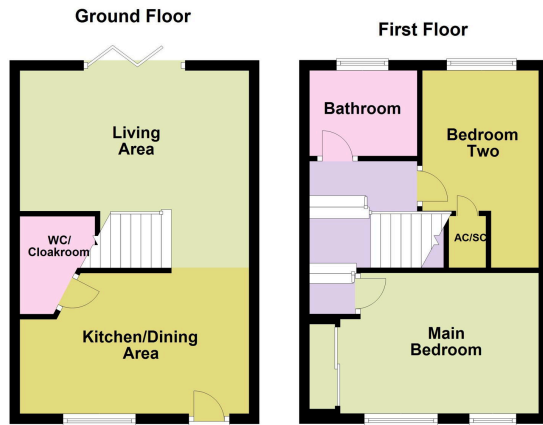
Main Bedroom - 3.81m x 2.77m (12'6" x 9'1")

Bedroom Two - 3.94m x 2.29m (12'11" x 7'6")

Bathroom - 2.06m x 1.68m (6'9" x 5'6")



- Desirable Location
- 2021 Avant Homes
- Well Presented Interior
- Open Plan Living
- Garden Studio
- Two Double Bedrooms



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

