



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Draughton Road, Maidwell

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An Exclusive Location with Elevated Views!

Entrance is gained into the inviting entrance hall via the composite front door. The spacious hallway features attractive laminate flooring, a side glazed window, access to the guest WC and stairs rise to the first floor with access to the under stairs storage cupboard.

Well-proportioned living room of a generous size offering well presented neutral decor and a generous uPVC window injecting an abundance of natural light.

Stunning open plan kitchen/dining room boasting a scenic outlook of the garden and countryside beyond with a delightful east facing aspect. The Wren kitchen benefits from a fantastic entertaining layout with attractive laminate flooring, LED spotlights, under counter lighting and ample space for a dining table and chairs. The kitchen comprises a range of high gloss eye and base level units with under counter lighting, a square edge composite worktop with upstand, ceramic tiled splash backs, a Blanco one and half bowl sink with draining board and a double integral 'AEG' oven with a four ring induction hob with extractor hood over. There is also an integrated fridge/freezer, dishwasher and French doors lead through into the conservatory.

Naturally light conservatory perfectly positioned overlooking the garden, making an ideal garden room with tiled flooring, a host of windows, a single door and French doors leading out to the paved patio area. The conservatory also features a new roof fitted in 2023.

Rear porch with access to the rear garden, side access and access to the utility room.

Separate utility room with excellent additional storage, a side window, space for a washing machine, tumble dryer and additional appliance if required.

Beautifully appointed home office situated to the rear elevation offering the ideal study, perfect for those working from home whilst boasting a tranquil setting.

First floor landing with access to the useful airing cupboard and the loft hatch with access to the part boarded attic via a ladder.

Three good sized bedrooms, all with fitted storage and two of which are double in size with large windows and the main bedroom enjoying the elevated countryside view.

Family bathroom comprising a three piece suite to include a panel enclosed bath with electric shower over, a low level WC and a pedestal wash hand basin.

Nestled up a country lane amongst a wealth of established and individual homes, the property boasts a tranquil setting with open countryside views to the rear elevation. Set back from the road is a block paved drive way providing off road parking for two cars.

The picturesque rear garden has been beautifully maintained and offers a gardeners retreat with the rolling countryside flowing from the rear boundary. The garden features a generous paved patio area ideal for seating and an extensive main lawn. The main lawn is sculpted, edged with well stocked planted borders, established shrubbery and trees. There is a pear tree situated to the rear of the garden and a low level picket fence to enjoy the field views.





- Living Room - 4.24m x 4.11m (13'11" x 13'6")
- Kitchen/Dining Room - 5.97m x 2.67m (19'7" x 8'9")
- Utility Room - 2.13m x 1.93m (7'0" x 6'4")
- Conservatory - 3.35m x 1.83m (11'0" x 6'0")
- Study - 3.25m x 3.02m (10'8" x 9'11")max
- WC - 1.78m x 1.02m (5'10" x 3'4")
- Main Bedroom - 3.43m x 3.61m (11'3" x 11'10")max
- Bedroom Two - 3.66m x 3.02m (12'0" x 9'11")
- Bedroom Three - 3.02m x 2.31m (9'11" x 7'7")max
- Bathroom - 2.31m x 1.7m (7'7" x 5'7")



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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.

