



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## 2 Johnsons Lane, Market Harborough

3 2 1





## “Room To Grow”

Situated on the popular Lubenham View development and built by the reputable Davidsons Homes in 2022, this impressive link-detached property offers room to grow with its high standard of finish throughout, three double bedrooms, a landscaped garden and off-road parking!

Conveniently located within walking distance to the town centre, local schools, shops and the train station with links to London St Pancras within an hour.

Entrance through the composite front door leading into the inviting entrance hall with access to the useful storage cupboard and stairs flowing up to the first-floor landing.

Spacious and beautifully decorated living room boasting a dual aspect flooding the room with natural light. Plantation style shutters line the front window and French doors open out to the south facing garden.

Modern and stylish kitchen comprising stunning Amtico flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, and integrated appliances to include a fridge/freezer, a dishwasher, an electric oven and a combination grill/microwave. A separate utility cupboard offers space for a washing machine and tumble dryer, and a door leads out to the car port.

Guest WC with continued Amtico flooring from the entrance hall, ceramic tiled walls and a white two-piece suite.

First floor landing with access to the attic via a hatch.

Spacious main bedroom boasting fitted wardrobes and a fantastic en suite shower room. The en suite comprise Amtico flooring, ceramic tiled walls with contrasting tiles to the shower, and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a double width walk in shower with an electric shower over.

Two further bedrooms, both of which are double in size with the second bedroom benefitting from dual aspect windows.

Modern family bathroom comprising Amtico flooring, contrasting ceramic tiles, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property boasts a neat and attractive frontage with a planted border and a paved path to the front door. To the side of the property is the covered car part providing off road parking for two cars. The south facing rear garden has been recently landscaped and features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends. A brick wall offers a good degree of privacy, and a timber pergola flows through to a circular decking area providing further seating. Well-stocked planted borders line the garden, and a secure timber gate leads through to the car port.

The service charge for the maintenance of the development TBC





- Living Room - 5.16m x 3.33m (16'11" x 10'11")
- Kitchen/Dining Room - 5.13m x 3.66m (16'10" x 12'0") max
- WC - 1.8m x 1.4m (5'11" x 4'7") max
- Main Bedroom - 3.45m x 3.2m (11'4" x 10'6") max
- En Suite - 2.34m x 1.6m (7'8" x 5'3") max
- Bedroom Two - 3.05m x 2.54m (10'0" x 8'4") max
- Bedroom Three - 3.12m x 2.67m (10'3" x 8'9")
- Bathroom - 2.39m x 1.98m (7'10" x 6'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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