



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Picks Close, Market Harborough

4 2 2



“Family Fortunes”

Situated in an ever popular and established residential location within close walking distance of Meadowdale Academy, this impressive, detached residence boasts generous proportions throughout, four double bedrooms, off road parking and a spacious rear garden making this a perfect choice for families!

Conveniently located within walking distance to Meadowdale Academy, the local park, the town centre 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 Karndean flooring, access to the guest WC, a useful under stair storage cupboard and stairs flow up to the first-floor landing.

Naturally light living room benefitting from continued Karndean flooring from the entrance hall, a beautiful bay window and a feature gas fireplace offering a focal point to the room.

Double doors open through to the dining room with Karndean flooring, sliding doors out to the garden and a door through to the kitchen.

Modern and stylish kitchen comprising high quality laminate flooring, a host of eye and base level high gloss fitted units, square edged work surfaces, a stainless-steel Franke sink with drainage board, a breakfast bar, an integrated double oven, a five-ring gas hob, an integrated dishwasher and an integrated fridge.

Separate utility room, open through an arch from the kitchen with matching flooring and kitchen units, a stainless-steel Franke sink, space for a washing machine and tumble dryer, a door to the rear garden and a door through to the garage.

Integral single garage benefitting from power, light and a manual up and over door.

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

Spacious main bedroom featuring a large front aspect window offering far reaching elevated views over the town, fitted wardrobes with sliding doors and a fantastic en suite shower room.

The en suite comprises attractive vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted Aqualisa shower over.

Three further bedrooms, all of which are double in size with the third bedroom featuring fitted wardrobes and the fourth currently being utilised as an office

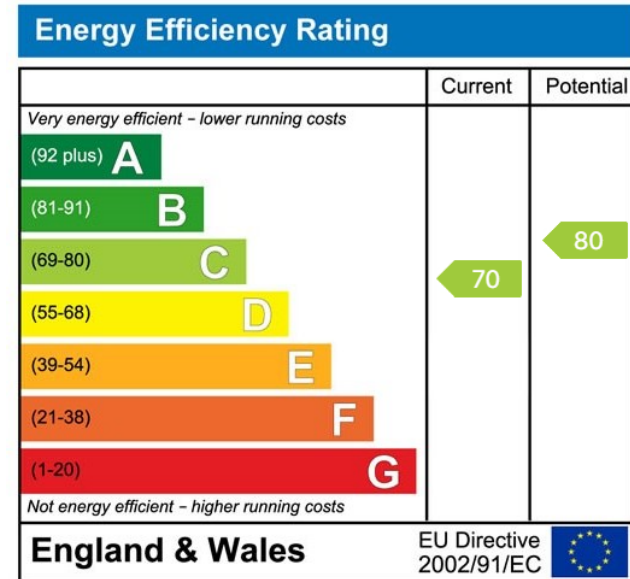
Family bathroom comprising vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

The property features a neat and attractive frontage comprising a lawn area and a hard standing driveway providing off road parking for two cars. The rear garden is larger than you might expect and offers a pretty outlook with the established trees beyond the fence line. A paved patio leads from the rear doors and flows around to a further raised patio area, perfectly positioned to capture the best of the days sun. To the rear and right hand side are planted borders with a variety of mature plantings and two stunning palm trees.





- Living Room - 4.55m x 3.48m (14'11" x 11'5")
- Dining Room - 2.97m x 2.64m (9'9" x 8'8")
- Kitchen/Breakfast Room - 3.43m x 3.33m (11'3" x 10'11")
- Utility - 2.57m x 1.57m (8'5" x 5'2")
- Main Bedroom - 3.81m x 3.58m (12'6" x 11'9") max
- En Suite - 2.11m x 1.93m (6'11" x 6'4")
- Bedroom Two - 3.76m x 2.62m (12'4" x 8'7")
- Bedroom Three - 3.38m x 2.97m (11'1" x 9'9") max
- Bedroom Four - 3.35m x 2.77m (11'0" x 9'1") max
- Garage - 5.36m x 2.41m (17'7" x 7'11")



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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