



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Furlongs, Market Harborough

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“Location and Design Combine...”

...to form this impressive and extended detached residence, situated in a desirable location close to the train station and Meadowdale Academy, boasting generous proportions throughout, a home office, a south-west facing garden and four bedrooms!

Conveniently located within walking distance to the train station with links to London St Pancras within an hour, the train station, Meadowdale Academy and two secondary schools.

Entrance through the uPVC front door leading into the inviting entrance hall with Karndean flooring, access to the guest WC and stairs flow up to the first-floor landing.

Spacious living room with dual aspect windows injecting natural light and a feature electric fireplace with a solid timber surround.

Guest WC with continued Karndean flooring and a white two-piece suite.

Impressive and extended kitchen/dining/family room boasting Karndean flooring with a decorative trim, ample space for a large dining room table and chairs and French doors out to the garden.

The kitchen comprises eye and base level shaker style fitted units, roll top work surfaces, a composite one and a half bowl sink, an integrated dishwasher, and space for a Rangemaster cooker and a freestanding fridge/freezer.

Separate utility room with continued eye and base level units, roll top work surfaces, and space for a washing machine and tumble dryer.

First floor landing with access to the part-boarded attic with a drop-down ladder.

Impressively proportioned main bedroom with laminate flooring, a wall of fitted wardrobes and an en suite shower room. The en suite comprises laminate flooring, ceramic tiled walls and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Three further bedrooms, two of which are double in size, and the fourth bedroom currently being utilised as a dressing room.

Family bathroom comprising LVT flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

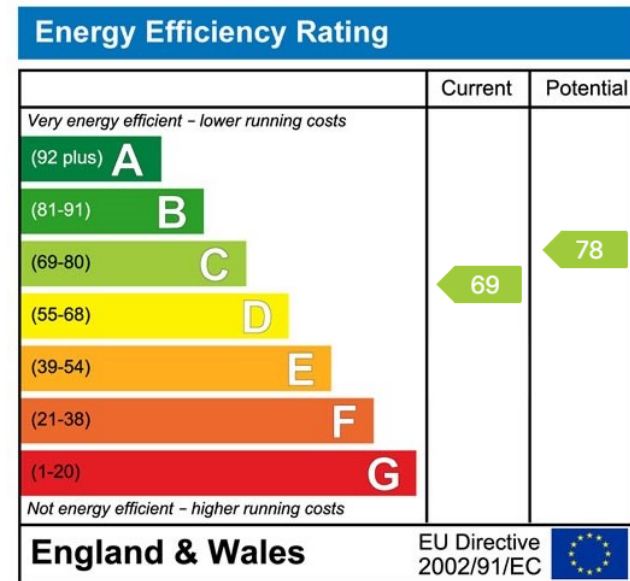
The rear of the garage has been expertly converted into a home office comprising stunning bi-folding doors opening out to the garden and flooding the space with natural light, perfect for those working from home.

The property features a neat frontage with a lawn area under the front window and a block paved driveway providing off road parking for two cars. The southwest facing rear garden is a real sun trap and features a paved patio area leading from the rear doors offering the ideal space to sit out and enjoy the sun. A covered area with electric heaters offers a further and cosy seating space, with an insulated shed attached providing additional storage. An Astroturf lawn adds greenery and a low maintenance design and to the right-hand side is a decking area with space for sunbeds and a hot tub, with access to a further timber storage shed.





- Living Room - 4.52m x 3.89m (14'10" x 12'9")
- Kitchen/Dining/Family Room - 7.39m x 7.16m (24'3" x 23'6") max
- Utility - 1.91m x 1.57m (6'3" x 5'2")
- Office - 2.84m x 2.41m (9'4" x 7'11")
- Main Bedroom - 3.45m x 3.25m (11'4" x 10'8")
- En Suite - 1.96m x 1.6m (6'5" x 5'3")
- Bedroom Two - 3.2m x 3.12m (10'6" x 10'3") max
- Bedroom Three - 3.96m x 3.35m (13'0" x 11'0") max
- Bedroom Four - 2.84m x 1.91m (9'4" x 6'3")
- Bathroom - 2.82m x 1.88m (9'3" x 6'2") max



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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