



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Welland Park Road, Market Harborough

4 2 2



"Extended Family Living!"

Entrance is gained through the composite front door into the inviting hallway of a generous size with stairs rising to the first floor and access to the guest WC.

Well-presented living room featuring an attractive bay window, high ceilings, a feature picture rail and a stunning open fireplace.

Ground floor study offering a fantastic office space for those working from home or potential to be used as a playroom, music room or snug.

Open plan kitchen/dining/family room boasting a fantastic extension to the rear elevation enjoying the south facing aspect. The social space provides room for both a table and chairs and sofa area and wide French doors lead out to the decked section and feature a combination of exposed timber floorboard and tiling.

The generous kitchen benefits from LED spotlights, an array of high gloss eye and base level units, a roll top worksurface with upstand, a stainless steel one and a half bowl sink and an integrated oven with a four-ring ceramic hob with extractor hood over and space for a fridge/freezer. A generous window overlooks the garden and access to the garden can be gained through the utility/boot room.

Utility/boot room with excellent space for coats, shoes, storage and providing a dual aspect with a door from the front of the property and into the rear garden. The utility area benefits eye and base level units, a stainless-steel sink and space for a fridge, washing machine and tumble dryer.

Three well-presented double bedrooms, located to the first floor.

The main bedroom is positioned to the rear elevation, boasting a generous size with space for a super king size bed, a large window providing a delightful outlook of the south facing garden and an ensuite bathroom. The ensuite bathroom comprises LED ceiling spotlights, ceramic wall tiles, a wall hung set of drawers and a white four-piece suite to include a double width shower, a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Bedroom three also overlooks the rear garden and benefits from fitted wardrobes, and bedroom two features a bay window and a period fireplace.

Shower room comprising a chrome heated towel rail, a corner enclosed shower cubicle, a wash hand basin built within a vanity unit and a low-level WC.

An inner hallway off the landing provides access to the fourth bedroom with an under-stairs storage cupboard and stairs rising to the second floor.

The naturally light fourth bedroom features a Velux window to the rear elevation, space for a double bed and eaves storage.

Positioned on the tree-lined Welland Park Road, the property is neatly set back and features an attractive part rendered frontage, with off road parking for two cars, a well-kept hedgerow, access to the front door and a side door into the utility room. The delightful south facing garden is a true sun trap, much larger than you'd expect and features an array of established trees and plantings. Adjoining the property is a raised decked area, ideal for outdoor entertaining, a paved patio and a part converted timber shed providing excellent storage and a private covered seating area providing an outlook of the garden. The majority of the garden is laid to lawn, with planted borders, a timber shed, and to the bottom of the garden is a charming tree house nestled within an apple tree, and a large workshop sits behind this.

The fantastic workshop boasts a generous size and benefits from a concrete base, windows, two large timber doors and a side access door.





- Living Room - 3.61m x 3.18m (11'10" x 10'5")
- Dining Room - 5.13m x 3.3m (16'10" x 10'10")
- Study - 2.36m x 2.08m (7'9" x 6'10")
- Kitchen - 3.68m x 3.51m (12'1" x 11'6")
- Utility/Side Porch - 8.33m x 1.75m (27'4" x 5'9") max
- Main Bedroom - 4.9m x 4.11m (16'1" x 13'6") max En Suite - 3.96m x 1.8m (13'0" x 5'11")
- Bedroom Two - 3.63m x 3.18m (11'11" x 10'5")
- Bedroom Three - 3.61m x 3.02m (11'10" x 9'11") max
- Bedroom Four - 5.11m x 2.79m (16'9" x 9'2")
- Shower Room - 2.24m x 1.8m (7'4" x 5'11") max



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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.

