



**“A Showcase of  
Quality and Luxury”**



1 Rosemoor Close  
Market Harborough  
LE16 8BA



## **“A Showcase of Quality and Luxury”**

**Situated in a popular and established residential location within walking distance to the town centre and train station, this impressive and executive detached residence has been expertly extended and finished to an extremely high standard throughout!**





## Property Highlights

Conveniently located within close walking distance to Meadowdale Academy, the train station with links to London St Pancras within an hour, and the town centre with a variety of independent local shops and restaurants.

Entrance is gained through the contemporary, composite front door with two frosted side light windows into the inviting entrance hall. The impressive hallway features a fitted floor mat, a charming herringbone LVT floor with underfloor heating and a stunning oak and glass panelled staircase rises to the first floor.

Truly impressive, open plan kitchen/dining/family room boasting an exceptional extension to the rear elevation creating a wonderful entertaining room. After being beautifully extended, this fantastic room has been finished to an exceptionally high standard with continued herringbone LVT flooring with under floor heating, LED spotlights, a floor to ceiling anthracite aluminium framed window and bi folding doors span across the entire width of the room out to the delightful garden. The sociable area offers ample room both living and dining, with space for a large dining table and chairs and provides access to a useful storage cupboard housing the underfloor heating manifold.

The high specification, German Nobilia kitchen has been finished with quality in mind comprising a range of eye and base level units including an entire wall of full height, tall units providing excellent storage including larder cupboards and pull-out drawers, with the drawers topped with a stunning Quartz worktop. The kitchen features an oversized, central island with breakfast bar and continued Quartz worktop with waterfall side returns and an inset stainless-steel sink with recessed draining grooves. Within the island is a 'Bora' four ring induction hob with a central carbon filtered down-draught extractor, a Neff integrated dishwasher, hidden pull-out bin storage and additional storage. The kitchen also benefits from an integrated, full height Neff fridge, a full height Neff freezer, a single oven, and a microwave conventional oven with a warming drawer.



## Property Highlights

Separate utility room boasting a practical but luxury space with continued LVT flooring with under floor heating, space for a washing machine, built in storage and side access out to the garden.

Beautifully appointed living room in immaculate order with a high-quality carpet with under floor heating, a tasteful decor and a bay window to the front elevation injecting an abundance of natural light.

Ground floor carpeted study/ home office with underfloor heating providing a flexible layout with LED spotlights, a window to the front elevation and benefitting from offering the flexibility to also be used as a playroom or music room.

Guest WC with LVT flooring, underfloor heating, full height tiling and a two-piece suite to include a low-level WC and wash hand basin.

The fourth bedroom is situated on the ground floor, double in size and offering an ideal guest room. The room features underfloor heating, LED ceiling spotlights, an en-suite shower room and French patio doors providing access and a delightful outlook to the rear garden.

The modern en-suite shower room comprises attractive floor tiling with underfloor heating, floor to ceiling porcelain wall tiles, LED ceiling spotlights, a tall chrome heated towel rail and a white three-piece suite incorporating a shower cubicle, a vanity enclosed wash hand basin and a low-level WC.

Stairs rise to a naturally light, galleried first floor landing, with a continued ornate glass balustrade, a window to the front elevation, LED ceiling spotlights and a loft hatch.



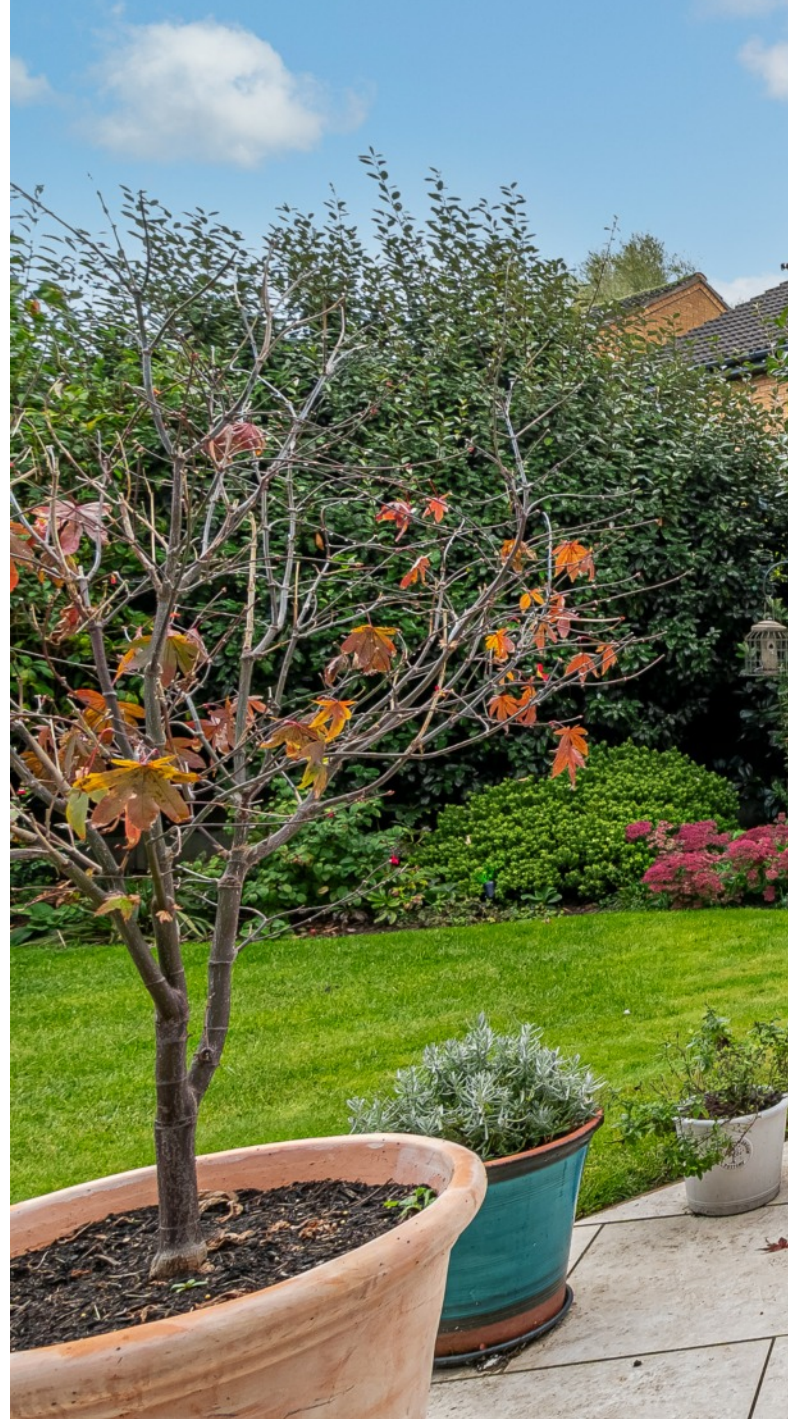
## Property Highlights

Fantastic principal bedroom boasting a dual aspect flooding the room with an abundance of natural light, featuring ample fitted wardrobes and an en-suite shower room.

The stunning ensuite shower room comprises Karndean flooring, floor to ceiling porcelain wall tiles, LED ceiling spotlights, a tall chrome heated towel rail and a white three-piece suite to include an oversized shower cubicle with a rainwater shower head and additional shower wand, a vanity enclosed wash hand basin with a Watersmith mixer tap and a 'Rak' low level WC.

The second bedroom also benefits from fitted wardrobes and an en-suite shower room. The shower room features Karndean flooring, floor to ceiling porcelain wall tiles, LED ceiling spotlights, a tall chrome heated towel rail and a white three-piece suite incorporating an oversized shower cubicle, a vanity enclosed wash hand basin and a 'Rak' low level WC.

Luxury bathroom boasting a Velux window injecting natural light, attractive Karndean, floor to ceiling porcelain wall tiles, LED ceiling spotlights, a tall chrome heated towel rail and a white four-piece suite. The suite includes a contemporary freestanding bath, an oversized shower cubicle, a vanity enclosed wash hand basin and a 'Rak' low level WC.





## Outside

Detached double garage with an electric up and over door, power, lighting and a storage cupboard.

Boasting a fantastic corner plot, the property sits proudly from the road and features a neat and attractive frontage, with a charming block paved driveway providing off road parking for up to four cars, mature plantings, a side gate to the rear garden and a detached double garage.

The rear garden has been beautifully landscaped and is much larger than you'd expect, wrapping around the side of the property and offering a variety of sections to enjoy throughout the whole day. With a host of mature trees and well stocked planted borders, the garden also offers a good degree of privacy and features two well-manicured lawns, two paved patio areas and a pathway providing access to a shed, the utility room, the garage and front elevation.

# Measurements

## Living Room

6.12m x 3.51m (20'1" x 11'6") into bay

## Kitchen/Dining/Family Room

6.78m x 6.55m (22'3" x 21'6")

## Utility

1.8m x 1.75m (5'11" x 5'9")

## WC

1.78m x 0.76m (5'10" x 2'6")

## Study

2.79m x 2.36m (9'2" x 7'9")

## Bedroom Four

3.68m x 3.1m (12'1" x 10'2")

## Bedroom Four En Suite

3.1m x 1.4m (10'2" x 4'7")

## Main Bedroom

6.02m x 3.51m (19'9" x 11'6") max

## Main Bedroom En Suite

2.41m x 2.16m (7'11" x 7'1") max

## Bedroom Two

3.61m x 3.58m (11'10" x 11'9") max

## Bedroom Two En Suite

2.41m x 1.8m (7'11" x 5'11")

## Bedroom Three

3.68m x 3.35m (12'1" x 11'0") max

## Bathroom

3.07m x 1.96m (10'1" x 6'5") max

## Double Garage

5.08m x 5.05m (16'8" x 16'7")



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

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