



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 11 Barnard Gardens, Market Harborough

4 2 2



## “More Than Meets the Eye”

Positioned within a quiet and desirable cul-de-sac, this four-bedroom modernised home offers more than meets the eye, with its fantastic garden studio, a downstairs study, an en-suite to the main bedroom and ample off-road parking!

Welcoming entrance hall featuring timber effect flooring, LED ceiling spotlights, ample space under the stairs for storage, a guest WC and stairs rising to the first floor.

Beautifully appointed living room with a dual aspect flooding the room with an abundance of natural light, with a feature electric fireplace and large patio doors out to the garden.

Fantastic extended kitchen/dining room boasting attractive timber effect flooring, LED ceiling spotlights, space for a large dining table and chairs and French patio doors lead out to the garden.

The high-quality kitchen comprises a host of eye and base level units, a quartz worktop, a stainless-steel sink with a mixer tap and a range of integrated appliances to include an oven, microwave, tall fridge, tall freezer and a dishwasher.

Utility room featuring timber effect flooring, cupboards, a stainless-steel sink and plumbing for a washing machine and a tumble dryer.

Well-presented ground floor study/playroom with LED ceiling spotlights, continued timber effect flooring and a generous window to the front elevation.

Guest WC comprising timber effect flooring, a tall chrome heated towel rail, a wall hung wash hand basin and a low-level WC.

First floor landing with a loft hatch.

Four well-proportioned bedrooms with three benefitting from being double in size.

The main bedroom boasts a generous size and features a large window to the front elevation, ample space for wardrobes and a modern en-suite shower room. The en-suite shower room comprises tiled flooring, a heated towel rail, ceramic wall tiles and a white three-piece suite to include a corner enclosed shower cubicle, a wall hung wash hand basin and a low-level WC.

Modern family bathroom with tiled flooring, ceramic wall tiles, a tall, heated towel rail and a white four-piece suite incorporating a separate shower cubicle, a panel enclosed bath, a wall hung wash hand basin and a low-level WC.

Nestled within a desirable cul-de-sac, the property is neatly set back from the road, boasting an attractive frontage with a resin and block paved driveway providing ample off-road parking for four cars and access to a storeroom.

The rear garden has been beautifully designed and features a well-kept lawn, a generous decked area with ample space for a garden table and chairs, a host of well stocked planted borders, a timber shed and a fantastic garden studio.

Fantastic garden studio, currently used as a home gym, benefitting from being insulated with power, LED ceiling spotlights and uPVC doors to the garden. The space offers the potential to be converted to a garden office or annexe (subject to relevant consent), with the current plumbing in place for a separate WC/shower room.





- Living Room - 6.07m x 3.58m (19'11" x 11'9") max
- Kitchen/Dining Room - 8.18m x 3.48m (26'10" x 11'5") max
- Utility - 2.29m x 1.73m (7'6" x 5'8")
- Study - 2.67m x 2.26m (8'9" x 7'5")
- Main Bedroom - 3.66m x 3.48m (12'0" x 11'5") max En Suite - 1.6m x 1.52m (5'3" x 5'0")
- Bedroom Two - 3.51m x 3.23m (11'6" x 10'7") max
- Bedroom Three - 2.62m x 2.31m (8'7" x 7'7")
- Bedroom Four - 2.54m x 2.24m (8'4" x 7'4")
- Bathroom - 3.23m x 1.68m (10'7" x 5'6")
- Garden Studio - 5.03m x 2.29m (16'6" x 7'6") WC - 2.29m x 0.79m (7'6" x 2'7")



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

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.

