



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Medway Close, Market Harborough, Leicestershire, LE16 8BU

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“Position and Proportions to Impress!”

Occupying a fantastic position within a desirable residential location, within walking distance to local schools, the train station and town centre, this four bedroom detached home not only offers a west facing garden and no upward chain but is a perfect opportunity for those looking for a fantastic family home!

Highly requested residential location within close walking distance of local amenities, as well as convenient access to the A6 and A14. The train station boasts fantastic commuter links into London in under one hour.

Welcoming entrance porch with ceramic tiled flooring, an opening to the entrance hall and stairs rising to the first floor.

Beautifully appointed living room with a generous bay window to the front elevation, a gas fireplace and a door into the dining room.

Formal dining room featuring ample space for a large dining table and chairs, French patio doors providing access and a delightful outlook of the rear garden, and a door into the kitchen which could be easily knocked through to create an open plan kitchen/diner.

The kitchen comprises an array of shaker style eye and base level units, laminate flooring, a roll top work-surface, ceramic wall tiles, a ceramic one and a half bowl sink with a mixer tap and draining board, and space for a cooker and a fridge freezer. There is also an under stairs storage cupboard/pantry and a door into the utility room.

Utility room featuring timber effect flooring, a work-surface, space for a washing machine and a tumble-dryer, a door to a guest WC and side access to the garden.

Guest WC comprising tiled effect flooring, a wall hung wash hand basin and a low-level WC.

Stairs rise to a galleried first floor landing with a loft hatch.

Four well-proportioned bedrooms with two benefitting from being double in size and bedroom four with fitted wardrobes.

Fantastic main bedroom positioned to the front elevation boasting two mirror-fronted fitted wardrobes and an en-suite shower room. The en-suite comprises a three-piece suite to include a corner enclosed shower cubicle, a wash hand basin built within a vanity storage unit and a low-level WC.

Family bathroom featuring ceramic wall tiles, an airing cupboard and a white three-piece suite incorporating a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power and lighting.

Set back from the road by the neighbouring greenspace, the property boasts a neat and attractive frontage, featuring a lawn, well stocked planted borders, a paved pathway to the front door, a driveway with off road parking for one car and access to a single garage and gate to the rear garden.

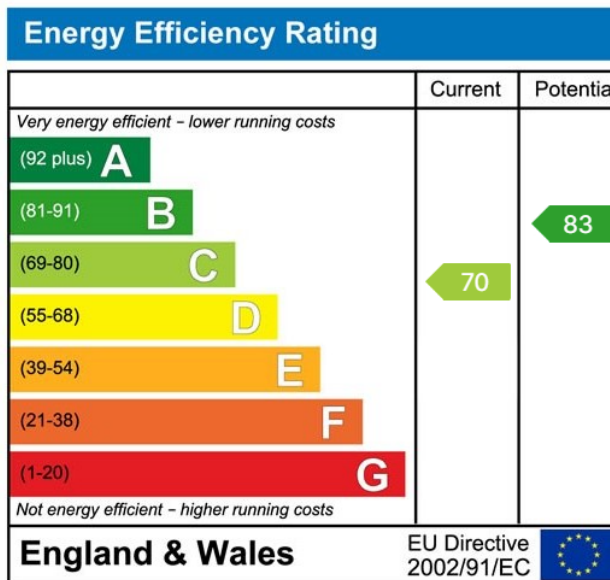
The delightful west facing rear garden features a block paved patio area ideal for outdoor entertaining, a well-kept lawn with a host of stocked planted borders, a greenhouse, a timber shed and side access to the utility room and front elevation.





Total area approx. 104 sq. metres (1117 sq. feet)

- Living Room - 4.85m x 3.68m (15'11" x 12'1") max into bay
- Dining Room - 3.02m x 2.72m (9'11" x 8'11")
- Kitchen - 3.23m x 3.02m (10'7" x 9'11") max
- Utility - 1.55m x 1.24m (5'1" x 4'1")
- WC - 1.24m x 0.79m (4'1" x 2'7")
- Main Bedroom - 5.08m x 2.9m (16'8" x 9'6") max
- Bedroom Two - 3.48m x 2.74m (11'5" x 9'0")
- Bedroom Three - 2.29m x 2.26m (7'6" x 7'5")
- Bedroom Four - 2.41m x 2.08m (7'11" x 6'10") max
- Bathroom - 2.46m x 1.96m (8'1" x 6'5") 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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