



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Northleigh Grove, Market Harborough

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### **“A Plot & Interior to Impress!”**

Situated in a sought-after residential location on the popular north side of town, this impressive bungalow sits on an impressive and beautifully maintained plot, and boasts generous proportions, a high standard of finish throughout and large windows and doors flooding the space with natural light!

Entrance through the composite front door leading into the porch with a glass panelled door flowing into the entrance hall.

Welcoming entrance hall of a good size creating a sense of space, boasting attractive and high-quality laminate flooring, two storage cupboards and access to the attic via a hatch with a drop-down ladder.

Spacious and open plan living/dining room featuring continued laminate flooring from the entrance hall, dual aspect windows injecting natural light, a large patio door opening through to the conservatory and a sliding door opens through to the kitchen. The room offers ample space for both living and dining, with the sliding doors added to both the conservatory and kitchen providing a real flow-through entertaining space if desired.

Modern conservatory installed in 2018 with a reflective blue glass roof, teamed with the addition of a central heating radiator making the space usable year-round. The windows provide views out over the landscaped rear garden and French doors open out to the bring the outside in.

Modern kitchen comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel Franke sink with drainage board, an integrated electric oven with a four-ring electric hob, an integrated dishwasher, washing machine and a door out to the rear garden.

Well-presented main bedroom featuring a large front aspect window injecting natural light and overlooking the delightful front garden.

Two further bedrooms, one of which is double in size with a wall of fitted wardrobes and the third bedroom currently utilised as an office.

Modern and stylish shower room, finished in crisp white creating a real sense of space comprising ceramic tiled flooring and walls, two chrome heated towel rails, a de-misting mirror, wall-hung storage, a vanity enclosed WC and wash hand basin, and a double width walk in shower with a fitted shower over.

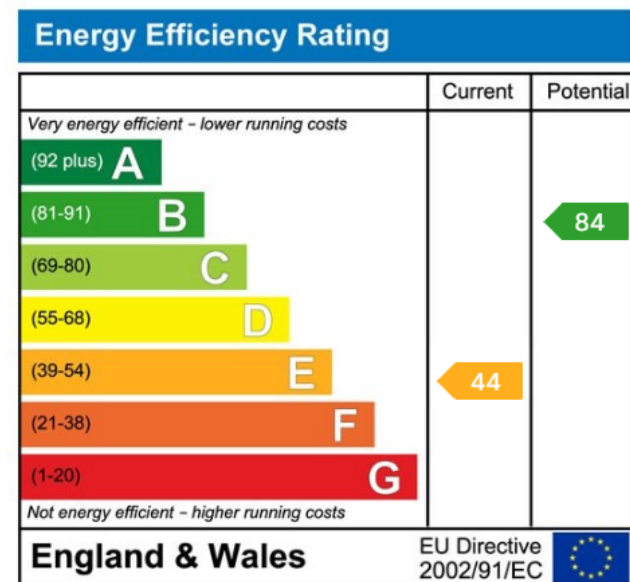
Detached single garage with a manual up and over door, a side personnel door and benefitting from power and light.

The property benefits from a large corner plot offering a variety of sections to enjoy. A low-level hedgerow wraps around the entire frontage, interspersed with a mixture of evergreen plantings, mature trees and colourful flowerbeds. A block paved path winds through the frontage, bordered by well-stocked planted bordered and to the front elevation and raised stone flowerbed provides a touch of colour even in the colder months. A beautifully kept lawn flows around the plot, all the way to the far end where the garage and off-road parking for two cars. The delightful rear garden has been expertly landscaped and beautifully maintained by the current owners. Leading from the rear kitchen door is a perfect covered seating area providing a space to sit out in all seasons. The garden itself features a sculpted main lawn area, bordered by a mixture of lavender and evergreen plantings. Taking centre stage is a blue slated chipped area with a wildlife pond boasting newts and frogs, with a beautiful banana tree positioned next to the pond. A block paved path flows down the garden, offering easy access to the garage at the rear with a gate leading out to the parking area. To the far rear of the garden is a paved patio, perfectly positioned to capture the best of the afternoon sun and creating a private feel. Storage comes neatly tucked away down the side of the property, with a timber gate opening through to a walkway to a timber shed at the far end.





- Living/ Dining Room - 5.82m x 4.65m (19'1" x 15'3")max
- Kitchen - 3.05m x 2.59m (10'0" x 8'6")
- Conservatory - 4.93m x 2.54m (16'2" x 8'4")
- Main Bedroom - 3.76m x 3.02m (12'4" x 9'11")
- Bedroom Two - 3.02m x 2.72m (9'11" x 8'11")
- Bedroom Three - 2.69m x 2.67m (8'10" x 8'9")
- Shower Room - 2.92m x 1.63m (9'7" x 5'4")



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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.

