



“A Five Star Family Favourite!”





Limner Street,
Market Harborough
LE16 9HQ



“A Five Star Family Favourite”

Boasting an immaculate interior throughout, this executive five-bedroom detached residence offers the perfect family home boasting generous proportions throughout with two en-suite bedrooms, a detached double garage and a desirable location!





Property Highlights

Built by the reputable developed Avant Homes, the property is situated within a sought-after residential location situated within walking distance to Welland Park and Farndon Fields schools, the local park and popular Farndon Fields Farm Shop, the town centre and the train station.

Entrance is gained through a modern composite front door into a generous entrance hall boasting porcelain tiled flooring, a storage cupboard and stairs rise to the first floor.

Beautifully appointed living room positioned to the rear elevation with French doors leading out to the garden, an under-stairs storage cupboard and access to the kitchen.

Fantastic open plan kitchen/dining/family offering an ideal space for entertaining, boasting porcelain tiled flooring, LED ceiling spotlights and a dual aspect flooding the room with an abundance of natural light with a bay window to the front elevation and bi-folding doors out to the rear garden.

The modern kitchen comprises a host of two-tone eye and base level units, a roll top worksurface with a matching upstand, a one and a half bowl sink with a mixer tap and draining board and a range of integrated appliances to include an oven, a microwave, a four ring gas hob, a fridge freezer and a dishwasher.



Property Highlights

There is also ample space for a large dining table and chairs, space for additional seating and a door into the living room.

Ground floor study/playroom offering a fantastic flexible space with two windows overlooking the front elevation.

Utility room and guest WC with porcelain tiled flooring, LED ceiling spotlights, a cupboard, a roll top work-surface with matching up-stand, a stainless-steel sink with a mixer tap and draining board and plumbing for a washing machine. The WC comprises a Sottini wash hand basin and a Grohe low level WC.

Generous galleried first floor landing with an airing cupboard, an additional storage cupboard and a loft hatch.

Five immaculately presented bedrooms in excellent decorative order.

The main bedroom offers a luxury principal suite boasting a dual aspect with views overlooking the garden, a dressing area with built in wardrobes and an en-suite shower room.

The stunning en-suite shower room comprising high quality floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, a built-in cupboard and a white three-piece suite incorporating a double width shower cubicle with a rainwater shower head and additional shower wand, a Sottini wash hand basin with a vanity storage drawer beneath and a Grohe low level WC.



Property Highlights

The en-suite comprises high quality floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, a built-in cupboard and a white three-piece suite to include a double-width shower cubicle with a rainwater shower head and additional shower wand, a Sottini wash hand basin with a vanity storage drawer beneath and a Grohe low level WC.

Bedroom three is also double in size with fitted wardrobes, and bedrooms four and five offer large single rooms.

Modern family bathroom comprising attractive floor and wall tiling, a chrome heated rowel rail, LED ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower screen, rainwater shower and an additional shower attachment, a wall hung Sottini wash hand basin with a vanity storage drawer beneath and a Grohe low level WC.

Double garage with two manuals up and over doors, an insulated roof, power and lighting.





Outside

The property boasts a neat and attractive frontage with gravelled planted borders, a paved pathway to the front door and a driveway to the side providing off road parking for three to four cars and a double garage.

The rear garden has been beautifully maintained, offering a good degree of privacy and features a paved patio area, a generous lawn with planted borders stocking evergreen trees and a side gate to the front elevation.

Measurements

Hall

5.64m x 2.18m (18'6" x 7'2")

Living Room

5.64m x 4.27m (18'6" x 14'0")

Playroom/Study

2.74m x 2.08m (9'0" x 6'10")

Kitchen/Dining Room

7.29m x 4.19m (23'11" x 13'9")

Utility

2.06m x 1.22m (6'9" x 4'0")

WC

1.65m x 1.52m (5'5" x 5'0")

Main Bedroom

4.32m x 4.01m (14'2" x 13'2") max

Main En Suite

2.57m x 1.55m (8'5" x 5'1")

Bedroom Two

4.19m x 3.2m (13'9" x 10'6") max

En Suite Two

2.24m x 1.12m (7'4" x 3'8")

Bedroom Three

4.19m x 3.86m (13'9" x 12'8") max

Bedroom Four

3m x 2.18m (9'10" x 7'2")

Bedroom Five

3.05m x 1.91m (10'0" x 6'3")

Bathroom

2.13m x 1.73m (7'0" x 5'8")

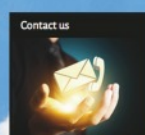
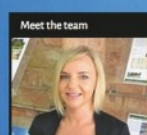


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