



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Adcock Road, Market Harborough

4 2 1





### ‘Location, Location, Location’

Situated within a highly desirable residential location, in close walking distance to the train station and local schools, this idyllic four-bedroom detached family home, is sure to impress, boasting a beautiful interior throughout, a delightful rear garden and a single garage!

Built by the renowned builder ‘Redrow Homes’ in 2015, the property is located on the exclusive Rockingham View development within walking distance of the town centre, primary and secondary schools, and the train station with direct links to London St Pancras within an hour. and other local amenities, as well as close driving links to the A6.

Entrance is gained through a composite front door into a welcoming entrance hall with attractive ceramic tiled flooring, LED ceiling spotlights, a fitted door mat, under-stairs storage and stairs rise to the first floor.

Fantastic kitchen/dining room boasting continued ceramic tiled flooring, ample space for a large dining table and chairs, a door into the living room and sliding patio doors offer a delightful outlook and access to the rear garden. There is also a separate utility cupboard with space and plumbing for a washing machine and a tumble dryer.

The high-quality kitchen comprises a host of two-tone eye and base level units, LED ceiling spotlights, a quartz work-surface with a matching up stand, an additional timber work-surface/ breakfast bar and a one and a half bowl sink with a mixer tap and draining board. A range of Smeg integrated appliances include a double oven, a new four ring electric hob, a new dishwasher, a fridge freezer and a Lamona microwave.

Beautifully appointed living room of a generous size featuring a modern decor, a window to the front elevation and a door into the kitchen/dining room.

Guest WC comprising attractive ceramic tiled flooring, LED ceiling spotlights, a bespoke fitted storage cupboard, a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally light first floor landing with a window to the side elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Four beautifully presented bedrooms with three being double in size and bedroom four offering a large single.

The main bedroom is positioned to the front elevation and boasts attractive fitted wardrobes and a modern ensuite shower room. The shower room comprises ceramic floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, a double width shower cubicle, a wall hung wash hand basin and a low-level WC.

Well-appointed family bathroom featuring ceramic floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wall hung wash hand basin and a low-level WC.

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

The property boasts a neat and attractive part-rendered frontage with a well-kept lawn, a pathway to the front door and a driveway providing off road parking in tandem for two cars, and access to the garage.

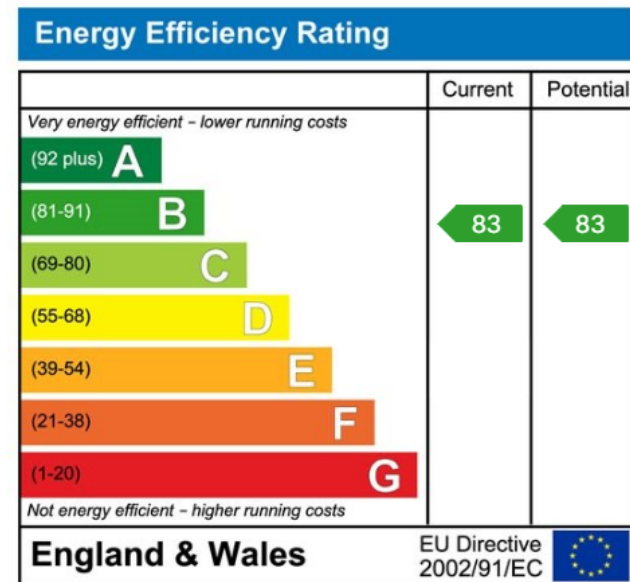
The rear garden has been beautifully designed, featuring a paved patio area, a generous lawn, a host of well stocked planted borders and a raised decked area.

There is a greenbelt service charge for the maintenance of the communal areas on the development, at a charge of approximately £145 per annum.





- Living Room - 5.28m x 3.43m (17'4" x 11'3")
- Kitchen/ Dining Room - 5.66m x 3.58m (18'7" x 11'9")max
- WC - 1.8m x 1.04m (5'11" x 3'5")
- Main Bedroom - 4.04m x 3.02m (13'3" x 9'11")
- En Suite - 2.18m x 1.42m (7'2" x 4'8")max
- Bedroom Two - 3.35m x 2.87m (11'0" x 9'5")
- Bedroom Three - 2.95m x 2.67m (9'8" x 8'9")
- Bedroom Four - 2.77m x 2.64m (9'1" x 8'8")max
- Bathroom - 1.88m x 1.68m (6'2" x 5'6")
- Garage - 6.02m x 3.05m (19'9" x 10'0")



63 High Street, Market Harborough,  
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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.

