



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 47 Thatch Meadow Drive, Market Harborough

4 2 2



### “A Firm Favourite!”

Situated in an ever popular and established location within close walking distance to Meadowdale Primary School, this impressive and detached residence boasts a fantastic finish throughout, a single garage, four bedrooms, off road parking and a south-west facing rear garden, making this a firm favourite for families!

Entrance through the composite front door leading into the inviting entrance hall with attractive laminate flooring, an internal door through to the garage, stairs flowing up to the first-floor landing and access to the guest WC.

Modern kitchen comprising continued laminate flooring, a host of high gloss eye and base level fitted units, solid oak work surfaces, a stainless steel one and a half bowl Franke sink, a Bosch integrated electric oven with a four-ring gas hob and extractor over, an integrated fridge/freezer, a washing machine and a door out to the side of the property.

Spacious and open plan living/dining room featuring a bay window overlooking the rear garden, bi-folding doors opening out from the dining area, and space for a six-seater dining table and chairs. Guest WC with laminate flooring and a white two-piece suite.

Integral garage with an electric roller door and benefitting from power and light.

First floor landing with access to the part boarded attic benefitting from lighting.

Main bedroom with a window to the front elevation injecting natural light, fitted wardrobes and a modern en suite shower room. The en suite comprises laminate flooring, metro tiled walls, a low-level WC, a pedestal wash hand basin and a double switch shower enclosure with an Aqualisa fitted shower over.

Three further bedrooms, two of which are double in size with the second bedroom benefitting from fitted storage.

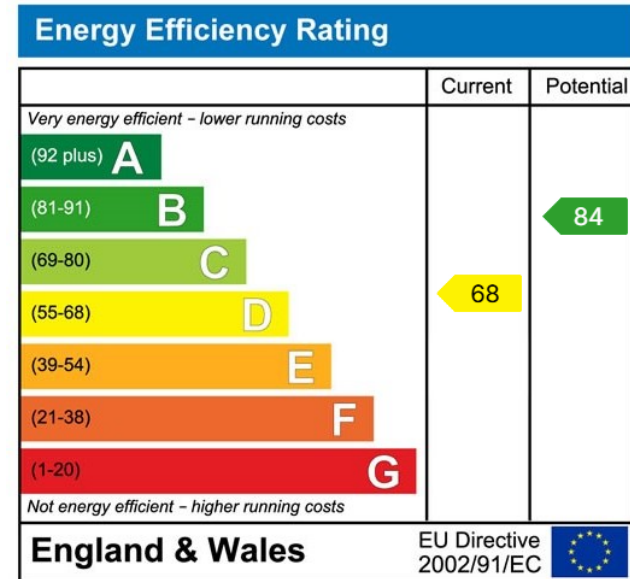
Modern family bathroom comprising laminate flooring, textured tiled walls, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a corner shower enclosure with an Aqualisa fitted shower over.

The property benefits from a neat and low maintenance frontage comprising a hard standing driveway providing off road parking for two cars, and a gravelled area providing further parking for an extra car if needed. The south-east facing rear garden is of a good size for a modern property and features a paved patio area leading from the rear doors with railway sleeper planted borders flanking either side of a well-maintained lawn area. To the rear of the garden is a raised patio area, perfect for entertaining and a playhouse currently utilised as a storage shed.





- Living Room - 4.27m x 3.35m (14'0" x 11'0")
- Dining Room - 2.69m x 2.44m (8'10" x 8'0")
- Utility - 2.44m x 1.52m (8'0" x 5'0")
- Kitchen - 3.43m x 2.44m (11'3" x 8'0")
- Main Bedroom - 3.4m x 3.38m (11'2" x 11'1") max
- En-suite - 2.13m x 0.79m (7'0" x 2'7")
- Bedroom Two - 3.99m x 2.46m (13'1" x 8'1") max
- Bedroom Three - 3.23m x 2.44m (10'7" x 8'0")
- Bedroom Four - 2.64m x 2.13m (8'8" x 7'0")
- Bathroom - 2.72m x 2.16m (8'11" x 7'1") 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.

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

