



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Main Street, Marston Trussell

3 1 2



“Extended Rural Living!”

Boasting a sought-after kitchen/dining extension, countryside views and a well presented interior, this fantastic three bedroom semi-detached property offers the perfect blend of modern living in a rural setting being situated in the heart of Marston Trussell!

Sought after village location, Marston Trussell offers the countryside on its doorstep, access to the church and village community and is just a short drive into Market Harborough with access to all amenities. Marston Trussell currently benefits from a free bus to Clipston Primary School and plans are in place for a free bus to be implemented to Welland Park Academy in Market Harborough. Offered for sale with no onward chain!

Entrance is gained through the composite front door into the hallway, with stairs rising to the first floor.

Beautifully appointed living room with stunning countryside views to the front elevation and a desirable south-east facing aspect injecting an abundance of natural light. This charming room boasts a wealth of character featuring a traditional style radiator, timber effect flooring, high ceilings and a fantastic multi-fuel burner, offering a focal point to the room. There is also access to a useful under stairs storage cupboard and a door leads through to the kitchen/dining/family room.

Extended kitchen/dining/family room of a generous size and finished to a high standard with LVT parquet flooring and ample space for both dining and living. This fantastic entertaining room features a multi-fuel burner, attractive raked ceilings and French doors out to the garden.

The kitchen comprises a range of shaker style eye and base level units, a part oak worktop, tiled splashbacks and a ceramic bowl sink with draining board. There is also a double oven, a ceramic four ring hob and an integrated dishwasher. The kitchen benefits from a host of storage, space for a fridge/freezer and a breakfast bar.

Separate utility room with continued LVT flooring, a worktop with storage units, space for a washing machine and additional appliance, access to the guest WC and side lean to.

Modern guest WC with attractive panelling to dado height and incorporating a two piece suite to include a low level WC and a vanity enclosed wash hand basin.

Stairs rise to the first floor landing with a window to the side elevation, access to the airing cupboard, bathroom and three bedrooms.

Three good sized bedrooms, all boasting a neutral decor and two of which are double in size. All three bedrooms enjoy countryside views beyond offering a picturesque setting.

Modern bathroom featuring travertine stone tiled flooring, full height tiling to the walls and heated towel rail and a three piece suite. The three piece suite comprises a p-shaped panel enclosed bath with shower over, a low level WC and a traditional pedestal wash hand basin.

Set back from the road, the property benefits from a gravelled driveway providing off road parking for two cars side by side and a slate border retained by a timber sleeper. To the side elevation is a timber covered lean to, perfect for storage and a paved path leads to the front door.

Occupying an end plot position, the rear garden is of a good size with a paved patio area ideal for seating and a covered timber pergola. Steps lead up to the main lawn section enclosed by timber sleepers and a gavelled path leads to the rear of the garden. To the side is a covered storage lean to, perfect for additional storage and power for additional white goods if needed.





- Kitchen/ Dining Room - 6.22m x 5.49m (20'5" x 18'0")max
- Living Room - 4.57m x 3.51m (15'0" x 11'6")max
- Utility Room - 1.88m x 1.75m (6'2" x 5'9")
- WC - 1.7m x 0.99m (5'7" x 3'3")
- Main Bedroom - 3.63m x 3.02m (11'11" x 9'11")
- Bedroom Two - 3.61m x 3.51m (11'10" x 11'6")max
- Bedroom Three - 2.77m x 2.51m (9'1" x 8'3")max
- Bathroom - 1.88m x 1.85m (6'2" x 6'1")



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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.

