



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashley Way, Market Harborough

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“Interior Inspiration!”

Situated in a popular and established residential location and neatly tucked away up a cul-de-sac, this impressive and detached family residence boasts generous proportions and a high standard of finish throughout, four double bedrooms, an open plan kitchen/dining room, a single garage and off-road parking!

Conveniently located within walking distance to Meadowdale Primary Academy, the town centre and the train station with links to London St Pancras within an hour.

Entrance through the composite front door leading into the spacious and inviting entrance hall with attractive and high quality Karndean flooring, access to the guest WC, an under-stair storage cupboard and stairs flow up to the first-floor landing.

Immaculately presented living room of a fantastic size and boasting a large bay window to the front elevation and a separate side window, flooding the room with natural light.

Stunning open plan kitchen/dining/family room, boasting high quality Karndean flooring, bi-folding doors out to the rear garden, a breakfast bar and ample space for a large dining table and chairs.

The kitchen comprises a host of high gloss eye and base level fitted units, quartz work surfaces, a white ceramic one and a half bowl sink, an integrated Hotpoint electric oven, a combination grill/oven and microwave, an induction hob with a central extractor fan, an integrated dishwasher and a door through to the utility room.

Separate utility room with continued Karndean flooring, further eye and base level units, quartz work surfaces, a stainless-steel sink and an integrated Hotpoint washing machine.

The rear of the garage has been converted into a boot room with Karndean flooring, space for further white goods, a wall-mounted Ideal boiler installed in 2021, and a door through to the garage.

Integral garage with a manual up and over door and benefitting from power and light.

First floor landing with access to the part boarded attic via a hatch with a pull-down ladder.

Well-proportioned main bedroom in excellent decorative order with timber panelled to the rear wall, fitted wardrobes and an impressive en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with a fitted shower over. Three further bedrooms, all of which are double in size with bedrooms two and three benefitting from fitted wardrobes.

Family bathroom comprising vinyl flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

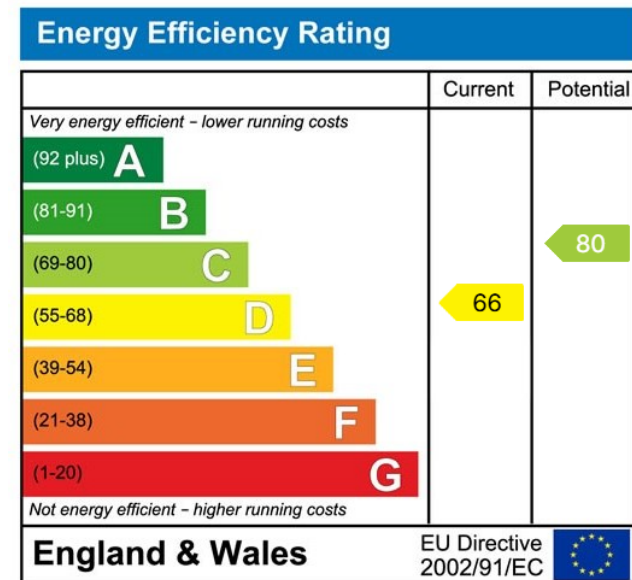
The rear garden is of a good size for a modern property and features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends. A lawn area flows down the garden with planted borders on both sides to a gravelled area at the rear of the garden providing additional seating space.

Neatly tucked away from the road, the property benefits from a neat frontage comprising a hard standing driveway providing off road parking for two cars, with the added benefit of a 7kw electric car charger.





- Living Room - 4.72m x 3.89m (15'6" x 12'9") excluding bay
- Kitchen/Dining/Family Room - 5.89m x 4.57m (19'4" x 15'0")
- Utility - 2.74m x 1.52m (9'0" x 5'0")
- Boot Room - 2.69m x 1.75m (8'10" x 5'9")
- Main Bedroom - 4.04m x 3.81m (13'3" x 12'6") max
- En Suite - 1.91m x 1.73m (6'3" x 5'8")
- Bedroom Two - 3.61m x 3.25m (11'10" x 10'8") max
- Bedroom Three - 3.48m x 3.12m (11'5" x 10'3") max
- Bedroom Four - 3.38m x 3.23m (11'1" x 10'7") max
- Bathroom - 2.44m x 2.21m (8'0" x 7'3") 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.

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