



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Haddonian Road, Market Harborough

6 4 2



“Proportions To Impress”

Welcoming entrance hall boasting a generous under-stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room with a triple aspect flooding the room with an abundance of natural light and double doors lead into the kitchen.

Formal dining room/study positioned to the front elevation offering ample space for a large dining table and chairs, or the opportunity to be used a fantastic study, perfect for those working from home.

Stunning kitchen boasting porcelain tiled flooring, space for a dining table and chairs and French patio doors out to the garden. The modern kitchen benefits from a host of eye and base level units with inner and under unit lighting, a granite work-surface with a matching up stand and draining grooves, a Caple one and a half bowl sink, a double oven, a four-ring gas hob, an integrated microwave, an integrated dishwasher and space for a large fridge freezer.

Utility room comprising continued porcelain tiled flooring, a granite work-surface with a matching upstand, eye and base level units, a Caple sink, space for a washing machine and access to a guest WC and the garage.

Guest WC featuring continued porcelain tiled flooring, a pedestal wash hand basin with a tiled splash back and a low-level WC.

Stairs rise to a naturally light galleried first floor landing providing access to three out of the six bedrooms, with a window to the front elevation and stairs rise to the second floor.

Three out of the six double bedrooms are situated to the first floor with bedroom two offering an ideal guest room benefitting from an en-suite shower room.

The shower room comprises ceramic floor and wall tiling, a shower cubicle, a wash hand basin built within a vanity storage unit and a low-level WC.

Spacious family bathroom comprising ceramic floor and wall tiling and a white four-piece suite to include a panel enclosed bath with a shower screen and shower over, two pedestal wash hand basins and a low-level WC.

Second floor landing leading to the main and two further double bedrooms, an additional bathroom and an airing cupboard.

Impressive main bedroom, spanning the entire depth of the property, boasting a triple aspect flooding the room with an abundance of natural light and a modern en-suite shower room. The en-suite features attractive floor and wall tiling, a shower cubicle, a Roca wash hand basin within a vanity unit and a low-level WC.

The bathroom comprises ceramic floor and wall tiling and a white three-piece suite. The suite incorporates a panel enclosed bath with a shower screen and shower over, a pedestal wash basin and a low-level WC.

Fantastic tandem garage, being 34'9 ft in length with a manual up and over door, power, lighting, a door into the utility room and a rear door to the garden.

The property is neatly enclosed to the front by charming wrought iron railings and mature hedgerow. The frontage is mainly laid to lawn, with a paved pathway to the front door and side access to the garden. A driveway provides off road parking and access to a generous tandem double garage. The delightful walled garden boasts a desirable west facing aspect and features a well-kept lawn, a host of planted borders and a timber pergola. A paved pathway provides access to the front elevation and a side door to the garage.





- Living Room - 7.09m x 3.56m (23'3" x 11'8")
- Kitchen/ Dining Room - 5.11m x 3.18m (16'9" x 10'5")max
- Dining Room - 3.05m x 2.54m (10'0" x 8'4")
- Utility Room - 2.01m x 1.68m (6'7" x 5'6")
- Main Bedroom - 4.42m x 3.61m (14'6" x 11'10")
- Bedroom Two - 7.06m x 3.61m (23'2" x 11'10")
- Bedroom Three - 4.24m x 3.12m (13'11" x 10'3")max
- Bedroom Four - 3.78m x 3.15m (12'5" x 10'4")max
- Bedroom Five - 4.14m x 3.15m (13'7" x 10'4")max
- Bedroom Six - 3.56m x 2.74m (11'8" x 9'0")



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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.

