



**HENDERSON
CONNELLAN**
ESTATE AGENTS

18 Rugby Close,

4 3 2



“Family Fortunes!”

Neatly tucked away up a cul-de-sac and within walking distance to local schools and the town centre, this impressive, detached residence offers the perfect choice for families boasting four double bedrooms, three bathrooms, a ground floor study, off road parking, a garage and the added benefit of solar panels!

Conveniently located within walking distance to Welland Park and Welland Park Academy, the town centre with a variety of independent local shops and restaurants, and the train station with commuter rail links to London St Pancras in under an hour.

Offered for sale with NO CHAIN!

The property benefits from solar panels fitted in October 2023, on a feed in tariff and coupled with a battery stored in the garage, and contributing toward significantly reduced electric bills.

Inviting entrance hall with attractive Karndean flooring, and stairs rise to the first floor. The well-presented hallway provides internal access into garage, guest WC, study room, living room and kitchen, boasting a flexible layout.

Beautifully appointed living room of a generous size with an immaculate decor, a gas feature fireplace and a stunning bay window injecting an abundance of natural light.

Formal dining room with French doors leading from the living room and a single door access from the kitchen. The dining room is well proportioned offering a versatile design, French doors into the conservatory and fantastic potential of a knock through into the kitchen if desired.

Modern fitted kitchen/breakfast room offering an ideal entertaining space with ample room for a dining table and chairs and a rear door out to the garden with a desirable west facing aspect. The kitchen comprises tiled flooring, a host of eye and base level units, a roll top work surface with tiled splashbacks and a stainless steel, one and a half bowl sink with draining board. The kitchen features an integrated double oven, a four-ring gas hob with concealed extractor hood over, an integrated fridge/freezer and space for a washing machine and dishwasher.

Ground floor study room offering an additional room with the potential to also be used as a small playroom if required.

Light and airy conservatory with tiled flooring, an array of windows, French doors out to the garden and a glass roof with central heating, making an excellent garden room.

Stairs rise to the first-floor landing with access to the loft via the hatch and airing cupboard, which houses the updated Megaflo hot water tank and ample storage.

Four double bedrooms all enjoying excellent proportions with three out of the four bedrooms benefitting from fitted wardrobes.

The impressive main bedroom is situated to the front elevation with a host of wardrobes and an en suite shower room. The en suite boasts a fitted cupboard and a three-piece suite to include a fully tiled and enclosed shower cubicle, a low-level WC and a pedestal wash hand basin.

The second bedroom offers the ideal guest room, also comprising of an en suite shower room incorporating a three-piece suite to include a fully tiled and enclosed shower cubicle, a low-level WC and a pedestal wash hand basin.

Well-presented family bathroom featuring tiled splashbacks to dado height and a three-piece suite to include a panel enclosed bath with shower head attachment, a low-level WC and a pedestal wash hand basin.





- Living Room - 5.74m x 3.53m (18'10" x 11'7") max
- Dining Room - 3.18m x 3.15m (10'5" x 10'4")
- Breakfast Kitchen - 4.7m x 3.33m (15'5" x 10'11") max
- Study - 2.36m x 1.57m (7'9" x 5'2")
- Conservatory - 3.18m x 3.15m (10'5" x 10'4")
- Main Bedroom - 4.24m x 3.53m (13'11" x 11'7") max
- Bedroom Two - 3.33m x 3.53m (10'11" x 11'7") max
- Bedroom Three - 3.2m x 2.51m (10'6" x 8'3")
- Bedroom Four - 3.07m x 2.46m (10'1" x 8'1")
- Garage - 4.93m x 2.36m (16'2" x 7'9")



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

