



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Heights, Market Harborough

£425,000

4 1 2



“A Location, Interior and Proportions to Impress!”

Situated on The Heights, a sought-after area set in the heart of Market Harborough, this fantastic four bedroom detached family home is sure to impress with its desirable cul de sac position, an immaculately presented interior and generous proportions throughout!

Highly requested and established residential location within walking distance of the popular primary schools, town centre, local amenities and train station, with access into London in under one hour. Inviting entrance hall of a generous size with attractive laminate flooring, access to two storage cupboards, the guest WC and internal side access into the garage.

Guest WC with a feature window, tiled splashbacks and a two piece suite to include a low level WC and a vanity enclosed wash hand basin.

Beautifully appointed living/dining room offering a fantastic open plan space with stunning solid oak planked flooring, an immaculate decor and a dual aspect, flooding the room with natural light and featuring plantation shutters.

The dining area is open from the living room benefiting from deep skirting boards, coving and ample space for a dining table and chairs.

The well-presented living room boasts a wealth of character with a contemporary wood burner set in the corner of the room and French doors lead out to the rear garden.

Modern country style kitchen featuring modular tiled flooring, a breakfast bar for seating and French doors out to the garden. The kitchen comprises a range of high gloss eye and base level units, a square edge worktop, ceramic tiled splashbacks and a ceramic one and a half bowl sink. Benefitting from a freestanding range style cooker(offered for sale by separate negotiation), space for a fridge/freezer, dishwasher and washing machine, and a host of storage; the kitchen is well equipped.

Four good sized bedrooms, all benefitting from being double in size. The main, second and third bedrooms all benefit from fitted storage; the main bedroom also boasting Hammonds fitted wardrobes and the other two with open wardrobe space.

Family bathroom with floor to ceiling tiling, a heated towel rail and a four piece suite. The four piece suite incorporates a tiled enclosed bath with hand held shower head, a corner enclosed shower, a low level WC and a pedestal wash hand basin.

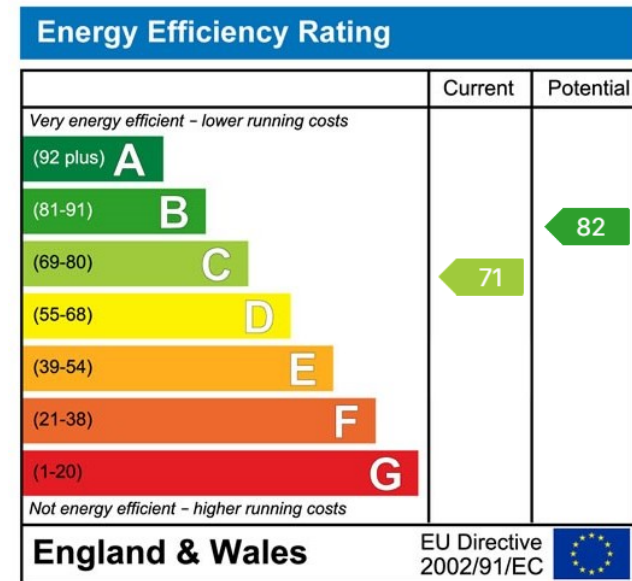
Single garage with dual access via the manual up and over door, rear personnel door and side access from the hallway.

Occupying a cul de sac position; the property offers an attractive and established setting. The neat frontage features a main lawn with planted border and a blocked paved driveway providing off road parking for two cars.





- Living Room - 4.6m x 3.61m (15'1" x 11'10")
- Dining Room - 3.63m x 2.57m (11'11" x 8'5")
- Kitchen/Breakfast Room - 3.58m x 3.56m (11'9" x 11'8")
- WC - 1.19m x 1.19m (3'11" x 3'11")
- Main Bedroom - 4.01m x 2.67m (13'2" x 8'9")
- Bedroom Two - 3.61m x 2.59m (11'10" x 8'6")
- Bedroom Three - 3.07m x 2.57m (10'1" x 8'5")
- Bedroom Four - 2.67m x 2.31m (8'9" x 7'7") max
- Bathroom - 2.67m x 2.11m (8'9" x 6'11")
- Garage - 5.28m x 2.59m (17'4" x 8'6")



63 High Street, Market Harborough,
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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.

