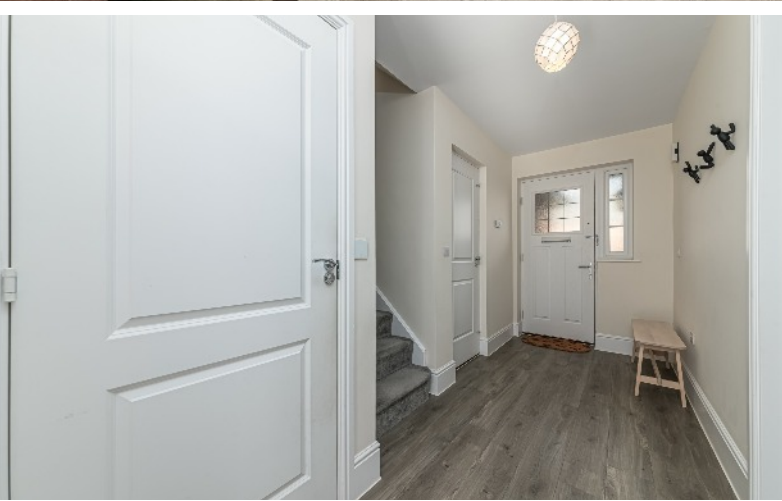




**“The Location &
Design Combine...”**





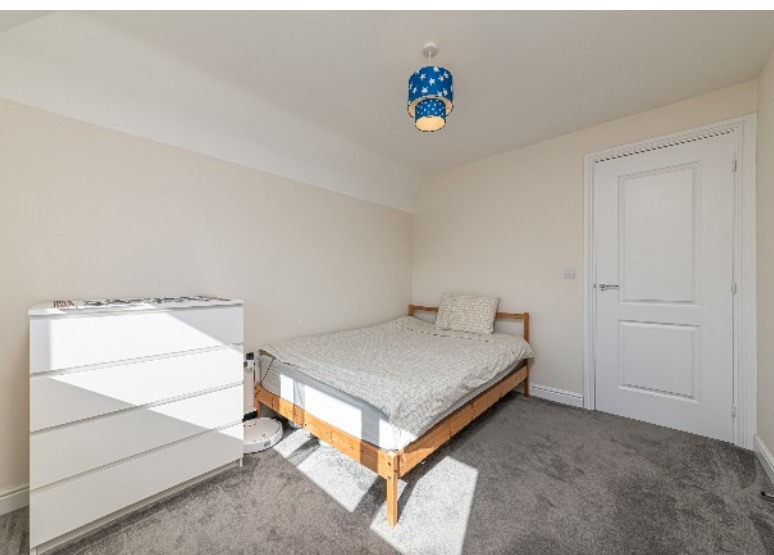
Berry Close
Market Harborough
LE16 7ES



“The Location & Design Combine...”

...to form this impressive and detached residence, built by the renowned Redrow Homes in 2019 and the select “Welwyn” design, boasting generous proportions throughout, a spacious kitchen/dining/family room, four bedrooms and an integral double garage!





Property Highlights

Prestigious residential location set within the picturesque village of Great Bowden walking distance of the village amenities, the OFSTED rated Outstanding primary school, Market Harborough town centre and the train station with fantastic commuter links to London in under one hour.

Entrance gained into the inviting entrance hall with attractive Karndean flooring, an immaculate decor, and internal access into the double garage. The hallway also benefits from a generous under stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation with a large window flooding the room with natural light, high ceilings, deep skirting boards and a neutral decor throughout.

Impressive, open plan kitchen/dining/living room spanning the entire width of the property offering a stunning entertaining space overlooking the rear garden, with a delightful south-west facing aspect. The kitchen comprises a range of shaker style eye and base level units, complimented with quartz worktops and upstairs, an inset one and a half bowl stainless steel sink with draining grooves and a mixer tap. There is an integrated double, AEG oven; a four-ring gas hog with extractor hood over, fridge/freezer and dishwasher. The kitchen area benefits from a pantry cupboard, a host of LED ceiling spotlights, stylish recessed shelving and ample space for a dining table and chairs. The open plan space also boasts a family section, a host of windows and French doors lead out to the garden.



Property Highlights

Separate utility room with continued Karndean flooring, access to the generous under stairs storage and side access to the garden. There is an array of base level units, a quartz worktop with inset stainless-steel sink and space for both a washing machine and tumble dryer.

Guest WC featuring a two-piece suite with a low-level WC and a half pedestal wash hand basin.

First floor landing with an airing cupboard and a loft hatch.

Four well-proportioned bedrooms, all boasts a neutral decor and modern carpeting.

The fantastic main bedroom is positioned to the front elevation and boasts ample space for a super-king size bed and wardrobes, and a separate en-suite shower room.

Modern en-suite shower room comprising a chrome heated towel rail, attractive ceramic wall tiles, tiled effect flooring, LED ceiling spotlights, and a Sottini white three-piece suite to include a double width shower cubicle, a wall-hung wash hand basin and a low-level WC.



Property Highlights

Three further bedrooms also benefitting from being double in size with bedrooms two and three overlooking the rear garden, and bedroom four comprising a fitted storage cupboard.

Main family bathroom featuring chrome heated towel rail, attractive ceramic wall tiles, tiled effect flooring, LED ceiling spotlights, and a Sottini white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wall-hung wash hand basin and a low-level WC.





Outside

The property offered a neat frontage, with a lawned area, established plantings and a hard standing driveway for two cars. The driveway leads to the double garage with an electric remote-controlled door.

Larger than expected southwest rear garden, mainly laid to lawn with established cherry, plum and fig trees. An extended patio is adjacent to the house provides a large entertaining space. The patio continues to provide a paved path to the side of the property and access to the front via a secure timber gate.

The property benefits from 4kw solar power, south-west and south-east facing, for day time self-sufficient energy production and boasts a 7kw car charger.

Measurements

Living Room

5.16m x 3.56m (16'11" x 11'8")

Kitchen/Dining/Family Room

10.36m x 3.81m (34'0" x 12'6") max

Utility

2.16m x 1.65m (7'1" x 5'5")

WC

2.11m x 1.07m (6'11" x 3'6")

Main Bedroom

4.5m x 3.81m (14'9" x 12'6") max

Bedroom Two

3.66m x 2.82m (12'0" x 9'3")

Bedroom Three

3.33m x 2.79m (10'11" x 9'2")

Bedroom Four

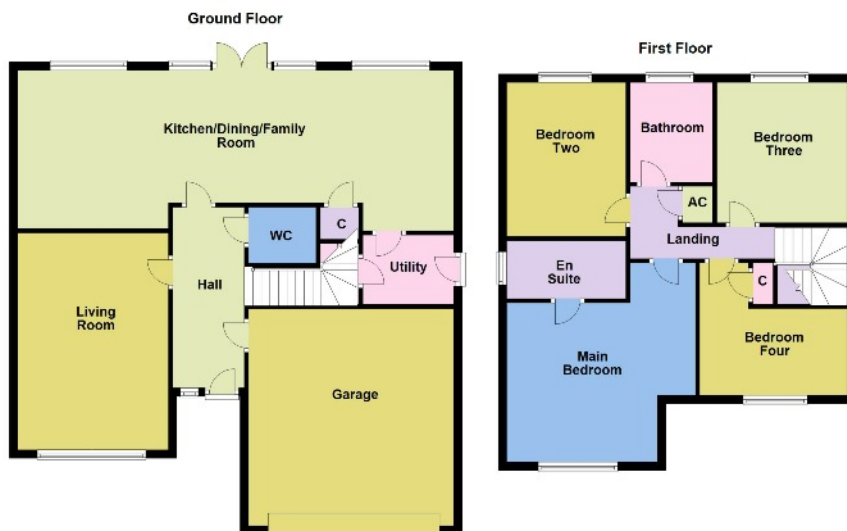
3.23m x 3.15m (10'7" x 10'4")

Bathroom

2.36m x 1.96m (7'9" x 6'5")

Double Garage

5.16m x 4.88m (16'11" x 16'0")

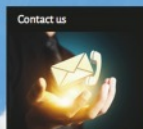
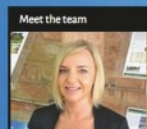


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