



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Queensferry Drive, Market Harborough

3 2 1



“A Contemporary Layout with an Inspiring Interior!”

Boasting a desirable, open plan kitchen/dining/living room, a generous plot size to the rear and a tastefully decorated interior, this three bedroom semi-detached property is sure to impress with its contemporary design!

Built by the reputable builder Avant Homes in 2021, this three bedroom property is as good as new with its modern fixtures and fittings.

Situated on the sought after Farndon Fields development, Ten Locks, the property is within walking distance of the popular Farm shop, the town centre, train station, local schools and other local amenities.

Entrance is gained into the truly impressive, open plan kitchen/dining/living room offering a fantastic, sociable layout with a dual aspect, bi-folding doors leading out to the rear garden and Amtico flooring throughout.

The stunning kitchen area has been thoughtfully designed with quality and entertaining in mind comprising a range of two-tone eye and base level units, a marble worktop with upstand and attractive tiled splashbacks. There is an inset stainless steel one and a half bowl sink with recessed draining grooves, an integrated oven, microwave/grill oven, fridge/freezer, dishwasher and washing machine (under 6 months old). There is ample space for a central dining table and chairs, access to the useful pantry/under stairs cupboard and the space flows seamlessly into the living room.

Beautifully appointed living room in excellent decorative order with a panelled and gorgeous wall-papered feature wall, continued Amtico flooring and bi-folding doors leading out with plantation shutters.

Guest WC with continued Amtico flooring, a glazed window to the front elevation, full height tiling and a two-piece suite. The two-piece suite includes a low level WC and a half pedestal wash hand basin.

Stairs rise from the open plan kitchen/dining/living room up to the naturally first floor landing with access to the generous airing cupboard housing the combi boiler and providing excellent storage.

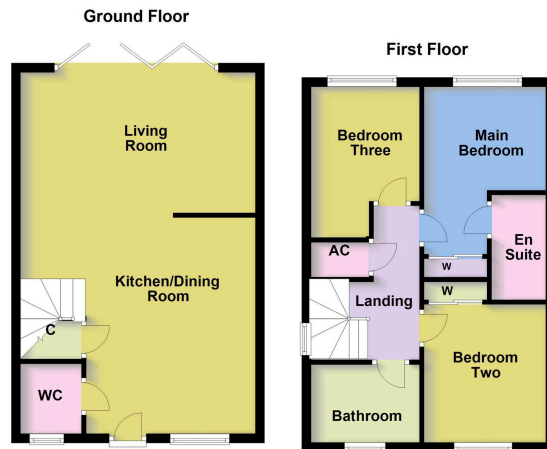
Three double bedrooms, all boasting a tasteful decor, and ample space for wardrobe storage. The impressive main bedroom overlooks the rear garden with a feature panelled wall and an en suite shower room. The contemporary en suite benefits from full height tiling to the walls, LED spotlights, a chrome heated towel rail and a three piece suite. The three piece suite comprises a double width shower with rain water shower head, a low level WC and a pedestal wash hand basin.

Luxury family bathroom featuring attractive wall tiling, a chrome heated towel rail, LED spotlights and a three piece suite. This white three piece suite incorporates a panel enclosed bath with shower over and screen, a half pedestal wash hand basin and a low level WC.

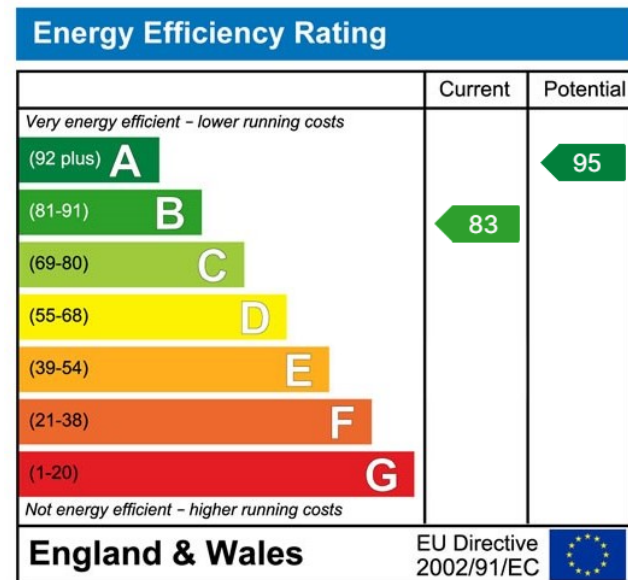
The neat frontage features a paved path that leads to the front door and there is a generous tandem length driveway providing off road parking for two to three cars.

The rear garden is of a generous size wrapping round to the rear side elevation and has benefitting from being landscaped by the owner and family, creating an inviting and functional space. There is a paved patio area perfect for seating, a sculpted gravelled border retained by blue brick edging and a main lawn section. A gravelled and paved path leads to an Astro turf section making an ideal area for children's play equipment or an additional seating area. There is also two raised planted borders and side access to the driveway.





- Living Room - 5.05m x 3.02m (16'7" x 9'11")
- Kitchen/Dining Room - 4.65m x 3.48m (15'3" x 11'5")
- WC - 1.6m x 1.42m (5'3" x 4'8")
- Main Bedroom - 4.24m x 2.84m (13'11" x 9'4") max
- En Suite - 2.26m x 1.17m (7'5" x 3'10")
- Bedroom Two - 3.45m x 2.59m (11'4" x 8'6") max
- Bedroom Three - 3.28m x 2.13m (10'9" x 7'0") max
- Bathroom - 2.34m x 1.65m (7'8" x 5'5")



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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.

