



**HENDERSON
CONNELLAN**
ESTATE AGENTS

39 Bradford Street, Market Harborough

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“The Plot and Proportions Combine...”

...to form this well presented, four bedroom detached family home nestled at the end of a sought after cul de sac, boasting generous proportions, a single garage and a professionally landscaped rear garden!

Desirable residential location within walking distance of the town centre, train station, the local schools and amenities.

Inviting entrance hall of a generous size with ample space for cloakroom storage, access to the guest WC and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation with a generous bay window injecting an abundance of natural light, a well-presented decor and high ceilings.

Stunning, open plan kitchen/dining/family room overlooking the rear garden boasting a fantastic layout with ample space for a dining table and chairs and French doors leading out to the garden. The generous space benefits from tiled flooring and access to a useful utility cupboard which could house an additional appliance if needed.

The kitchen comprises a range of eye and base level units, a square edge worktop with upstand, a stainless steel one and a half bowl sink with draining board and a double oven with a five ring gas hob and extractor hood over. There is also an integrated fridge/freezer, dishwasher and space for a washing machine.

Guest WC featuring tiled flooring and a white two-piece suite to include a low level WC and pedestal wash hand basin.

First floor landing with a window to the side elevation, access to the loft hatch and the useful airing cupboard.

Four good sized bedrooms, all in excellent decorative order, two of which are double in size, with the main and second bedroom enjoying fitted wardrobes.

Impressive main bedroom situated to the front elevation benefitting from an array of wardrobes with sliding doors, a south facing aspect flooding the room with natural light and an en suite shower room. The en suite comprises tiled flooring, tiled splashbacks, a chrome heated towel rail and a three-piece suite to include a fully tiled and enclosed shower, a low-level WC and a pedestal wash hand basin.

Family bathroom with tiled flooring, attractive wall tiling to dado height and a three-piece suite to include a panel enclosed bath with shower over, a low-level WC and a pedestal wash hand basin.

Single garage benefitting from a front up and over door, a side pedestrian door, a pitched roof which is excellent for storage, power and light.

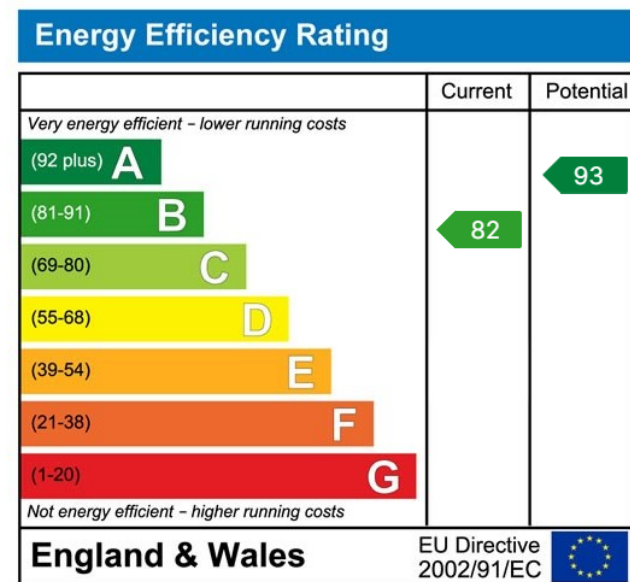
Nestled within a cul de sac occupying an end position, the property boasts a neat frontage with a well-stocked planted border and established shrubbery, and a paved path leads to the front door. To the side of the property is a hard standing driveway providing tandem off-road parking for two cars and access to the single garage.

The delightful rear garden has been professionally landscaped and beautifully maintained with a variety of sections. There is a central main lawn section with a host of well stocked planted borders and neatly retained by timber sleepers. Surrounding the lawn is a paved area providing an excellent seating area and to the of the garden is a decked section with raised flower beds enclosed by timber sleepers. The garden also benefits from two power sockets, access to the timber shed, side access into the garden and an aide gate leads to the driveway and front of the property.





- Living Room - 4.32m x 3.86m (14'2" x 12'8") max
- Kitchen/ Dining Room - 5.41m x 3.58m (17'9" x 11'9") max
- WC - 1.6m x 1.17m (5'3" x 3'10") max
- Main Bedroom - 3.91m x 3.12m (12'10" x 10'3") max
- En Suite - 1.78m x 1.6m (5'10" x 5'3")
- Bedroom Two - 3.58m x 2.46m (11'9" x 8'1")
- Bedroom Three - 3.66m x 1.78m (12'0" x 5'10")
- Bedroom Four - 2.54m x 2.49m (8'4" x 8'2") max
- Bathroom - 2.49m x 2.16m (8'2" x 7'1") max
- Garage - 5.64m x 2.82m (18'6" x 9'3")



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.

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