



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Tungstone Way, Market Harborough

4 3 1



“An Outlook and Layout to Impress!”

Boasting a west facing aspect with elevated views to the rear elevation, this four bedroom town house property not only offers a desirable position, but also enjoys a versatile layout with fantastic proportions throughout!

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

Inviting entrance hall with attractive Amtico flooring, access to the guest WC, internal access into the garage, a storage cupboard and stairs rise to the first floor. There is also access to the utility room and fourth bedroom, making it a flexible layout for multi-generational living or offering additional reception rooms for those working from home.

Ground floor utility room with tiled flooring, a rear door and the modern boiler, fitted approximately 2 years ago. The utility provides additional base level units storage, a stainless steel sink and space for a washing machine and tumble dryer.

The fourth bedroom located on the ground floor provides a naturally light room with immaculate carpeting, French doors out to the garden and a flexible layout.

Stairs rise to the first floor with access to the living/dining room and kitchen/breakfast room.

Beautifully appointed living/dining room situated on the first floor offering an elevated position with an attractive west facing aspect of the garden and countryside beyond. The open plan space is flooded with natural light from the two windows and provides ample space for a living and dining area.

Modern, fitted kitchen/breakfast located to the front elevation on the first floor with a fantastic open plan space offering space for a small dining table and chairs and two feature windows. The kitchen comprises a range of eye and base level units, a square edge worktop with tiled splashbacks, a stainless steel one and a half bowl sink and an integrated oven with a four ring gas hob and extractor hood over. There is also space for a fridge/freezer and dishwasher.

Stairs rise to the second floor with access to an airing cupboard, family bathroom and three out of the four bedrooms. There is also access to the boarded loft offering ample space for storage.

Three out of the four good sized bedrooms are located on the second floor, all offering an excellent decor, and the main bedroom benefitting from far reaching countryside views in the distance.

Impressive main bedroom with fitted wardrobes and an en suite shower room incorporating a three piece suite. The three piece suite boasts a double width shower, a low level WC and a pedestal wash hand basin.

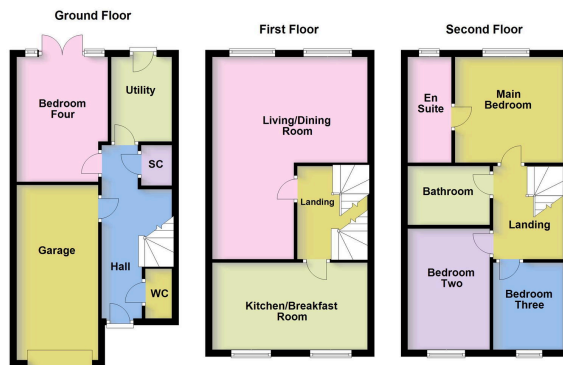
Family bathroom with marble effect flooring and a four piece suite to include a panel enclosed bath, a tiled enclosed shower cubicle, a low level WC and a pedestal wash hand basin.

Integral single garage with power, light, an up and over manual door and a side internal personnel door.

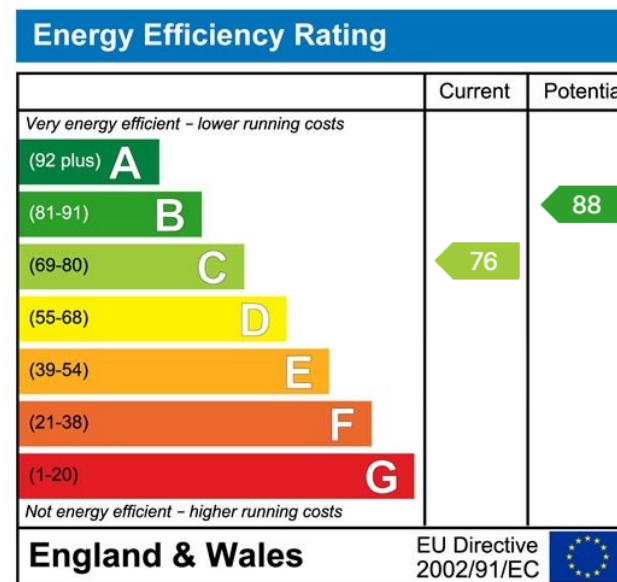
Set back from the road; the property is neatly tucked away down a desirable enclave with a hard standing driveway and access to the garage.

The west facing rear garden has been beautifully landscaped with low maintenance in mind and offers a true sun trap! Boasting a good degree of privacy; the garden is enclosed by secure fencing either side and a host of established trees and shrubbery. There is a contemporary patio area with a stepping pathway that leads to the summer house benefiting from power offering the ideal office option or garden retreat. The garden features a main lawn, an array of flower beds or small vegetable patches, a bark chipping section and access to a store shed. To the side of the property is side access via a gate.





- Living/Dining Room - 6.02m x 4.72m (19'9" x 15'6") max
- Kitchen/Breakfast Room - 4.72m x 2.59m (15'6" x 8'6") max
- Main Bedroom - 3.23m x 3.15m (10'7" x 10'4")
- En Suite - 3.15m x 1.3m (10'4" x 4'3")
- Bedroom Two - 3.66m x 2.46m (12'0" x 8'1")
- Bathroom - 2.44m x 1.75m (8'0" x 5'9")
- Bedroom Four - 3.71m x 2.72m (12'2" x 8'11") max
- Utility - 2.51m x 1.8m (8'3" x 5'11")
- WC - 1.57m x 0.89m (5'2" x 2'11")
- Garage - 5.21m x 2.44m (17'1" x 8'0")



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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