



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Argus Close, Market Harborough

3 2 1



“Show Home Standard!”

Nestled within a secluded enclave and built in 2023, this stunning Davidsons Homes is as good as new offering a show home standard, with a host of upgrades, a charming interior, south facing garden and a double width car port! Boasting the enviable ‘Dorset 4th edition’ Design, the attractive double fronted property offers the perfect blend of space, interior inspiration and functionality!

Inviting entrance hall with high quality Amtico flooring, access to the guest WC and stairs rise to the first floor.

Guest WC with continued Amtico flooring, a feature painted wall and a white two piece suite to include a low level WC and a wash hand basin.

Beautifully appointed living room in excellent decorative order with immaculate carpeting, plantation shutters, a dual aspect and French doors out to the rear garden, flooding the room with natural light.

Stunning kitchen/dining room spanning the depth of the property, with a delightful south facing view of the garden to the rear elevation and a feature window to the front with plantation shutters (available by separate negotiation). The social entertaining space benefits from ample space for a dining table and chairs and a tasteful decor.

The kitchen features an Amtico floor and comprises a range of eye and base level units with brass handles, a roll top work surface with upstand and a Clearwater composite sink with draining board. There is also an AEG oven, micro convection oven, a four ring gas hob with extractor hood over and an integrated fridge/freezer and dishwasher.

Separate utility room with continued Amtico flooring, access to the under stairs storage cupboard and rear access out to the garden. The utility room benefits from ample room for a washing machine and tumble dryer.

Stairs rise to the first floor with access to the airing cupboard and a window overlooking the garden and elevated countryside views beyond.

Three double bedrooms, all boasting a generous size with neutral carpets with the main and second bedrooms overlooking the south facing garden.

Impressive main bedroom featuring fitted wardrobes and an en suite shower room. The en suite is of a generous size with a large, glazed window and a three piece suite. The three piece suite incorporates a fully tiled, double width shower enclosure, a low level WC and a pedestal wash hand basin.

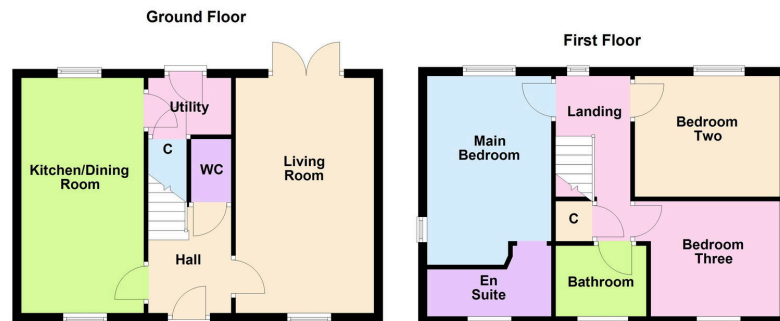
Modern family bathroom with attractive tiling and a three piece suite to include a panel endowed bath with shower over, a low level WC and a pedestal wash hand basin.

There is a service charge for the maintenance of the surrounding grounds of approximately £16.05pcm, this is through management company, Meadfleet.

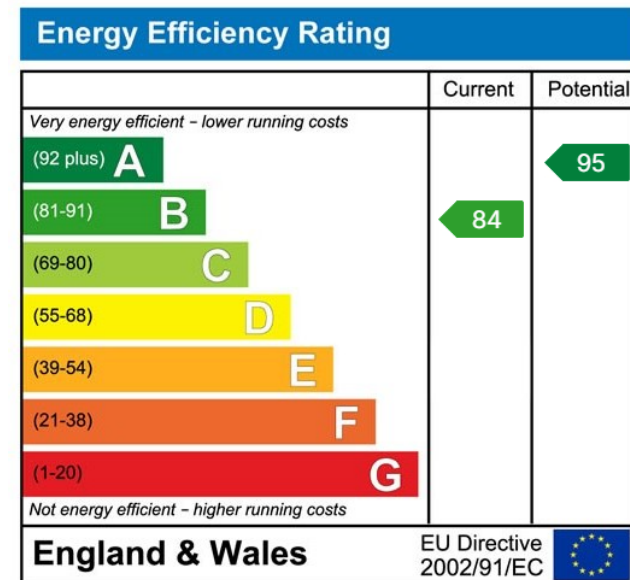
Nestled down a private enclave, the property occupies an enviable secluded portion set back from the road. The attractive double fronted property is enclosed by black iron railings and a low level gate with block paved pathway leads to the front door. There are two bark chipping borders either side of the pathway and an array of planted borders. To the side of the property is a brick built, adjoining double width car port providing side by side covered off road parking for two cars.

The delightful south facing rear garden offers a true sun trap with a white stone section retained with a blue brick edging border, making an ideal seating area. There is a main lawn, two raised planted borders enclosed by timber sleepers and a further white stone section for alternative seating. To the side of the property is access to a shed and rear access to the double width carport and driveway.





- Living Room - 5.36m x 3.15m (17'7" x 10'4")
- Kitchen/Dining Room - 5.33m x 2.79m (17'6" x 9'2")
- Utility - 1.88m x 1.3m (6'2" x 4'3")
- Main Bedroom - 3.51m x 2.87m (11'6" x 9'5")
- En Suite - 2.84m x 1.68m (9'4" x 5'6") max
- Bedroom Two - 3.05m x 2.69m (10'0" x 8'10")
- Bedroom Three - 3.28m x 2.72m (10'9" x 8'11") max
- Bathroom - 2.06m x 1.57m (6'9" x 5'2")



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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