



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## 6 Angell Drive

3 2 1





### “The Countryside and Park On Your Doorstep”

Nestled within the desirable Farndon Fields development, with the countryside and park on your doorstep, this beautifully presented detached home boasts a modern interior, three good sized bedrooms and a garage!

The property is within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

Welcoming entrance hall with ceramic tiled flooring, a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring a dual aspect flooding the room with an abundance of natural light, a modern décor and views overlooking the neighbouring park and countryside.

Fantastic kitchen/dining room boasting attractive ceramic tiled flooring, space for a dining table and chairs, a separate utility room and French patio doors lead out to the rear garden.

The kitchen comprises an array of high gloss eye and base level units, a roll top worksurface with a matching upstand, a one and a half bowl sink with a mixer tap and draining board, a double oven, a six-ring gas hob, a fridge freezer and a dishwasher.

The utility room features continued tiled flooring, eye and base level units, a roll top work surface, space for a washing machine and a tumble dryer, an understairs storage cupboard and a door to the garden.

Guest WC comprising ceramic tiled flooring, a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing, with a window to the rear elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Three well-presented bedrooms with two benefitting from being double in size, with fitted wardrobes and boasting views overlooking the neighbouring park and countryside.

The main bedroom also features a modern en-suite shower room comprising a heated towel rail, LED ceiling spotlights, timber effect flooring, ceramic wall tiling and a white three-piece suite incorporating a double width shower, a ‘Keramag’ pedestal wash hand basin and a low-level WC.

Well-presented bathroom with a heated towel rail, LED ceiling spotlights, timber effect flooring, ceramic wall tiling and a white three-piece suite. The suite includes a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power sockets and lighting.

Set back from the road within a desirable enclave, the property features an attractive frontage with a well-kept lawn wrapping around the side, planted borders and a pathway to the front door. A driveway provides off road parking in tandem for two cars, access to the garage and a gate to the garden.

The rear garden boasts a paved patio area, a generous lawn, and a host of mature plantings to include a fantastic ‘Salix’ tree. To the side of the property is a gravelled area leading to the utility room door, and a side gate provides access to garage and front elevation.

**Garage** - 5.16m x 2.79m (16'11" x 9'2")







- Living Room - 5.44m x 3.23m (17'10" x 10'7")
- Kitchen/Dining Room - 5.33m x 3.1m (17'6" x 10'2") max
- Utility - 1.68m x 1.68m (5'6" x 5'6")
- WC - 1.47m x 0.94m (4'10" x 3'1")
- Main Bedroom - 4.34m x 3.73m (14'3" x 12'3") max
- En Suite - 1.8m x 1.68m (5'11" x 5'6") max
- Bedroom Two - 3.33m x 2.95m (10'11" x 9'8") max
- Bedroom Three - 2.69m x 2.26m (8'10" x 7'5")
- Bathroom - 2.01m x 1.68m (6'7" x 5'6")
- Garage - 5.16m x 2.79m (16'11" x 9'2")



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

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.

