



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Adcock Road, Market Harborough

4 2 1



“A Family Favourite!”

Spacious and well-presented living room featuring a bay window to the front elevation flooding the room with natural light.

Open plan kitchen/dining room comprising polished tiled flooring, ample space for a dining table and chairs and bi-folding doors out to the rear garden.

The kitchen comprises high gloss eye and base level fitted units, square edged work surfaces, a stainless steel one and a half bowl sink, and integrated Smeg appliances to include an electric oven, a combination grill and microwave, a four-ring electric hob, a fridge/freezer and a dishwasher.

Separate utility room comprising continued porcelain tiled flooring, LED ceiling spotlights, base level units, a roll top worksurface, a stainless-steel sink with a mixer tap and draining board and space for a washing machine and a tumble dryer. There is access to a guest WC and a door to the garden.

Guest WC comprising continued tiled flooring, LED ceiling spotlights, a corner wash hand basin and a low-level WC.

First floor landing with access to the airing cupboard, an additional spacious storage cupboard and the loft hatch.

Four well-presented double bedrooms with the main bedroom and bedroom two both benefitting from built in wardrobes.

The impressive main bedroom boasts an attractive bay window, flooding the room with natural light and an en suite shower room. The en suite features tiled flooring, a chrome heated towel rail and a three-piece suite comprising a fully tiled shower enclosure, a wall hung wash hand basin and a low-level WC.

The family bathroom also features tiled flooring, a chrome heated towel rail and a three-piece suite comprising a panel enclosed bath with full height tiling and shower over, a wall-hung wash hand basin and a low-level WC.

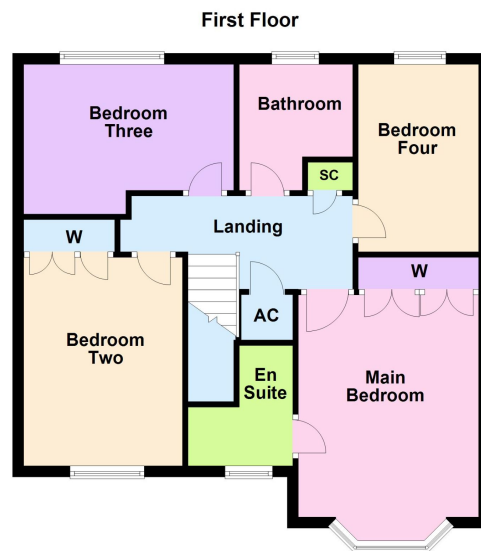
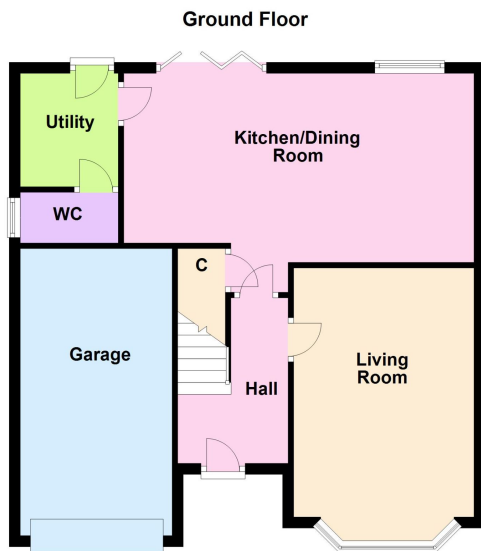
The property is neatly set back from the road and features an attractive frontage with a well-kept lawn, planted borders and a driveway providing off road parking for two vehicles. There is access to a single garage and a side gate to the rear garden. The single garage provides power sockets, lighting, and houses a modern boiler.

There is a greenbelt service charge for the maintenance of the communal areas on the development, at a charge of approximately £145 per annum.

The established rear garden has been beautifully landscaped and offers a tiered design to enjoy the morning sun and evening sunsets.

The garden features a generous paved patio area with inset lighting, a host of well stocked planted borders and steps lead down to the remainder of the garden. The rest of the garden boasts a lawn section, further plantings and a fantastic pergola with a decked seating area and beautiful wisteria intertwining around it.





- Living Room - 4.52m x 3.28m (14'10" x 10'9")
- Kitchen/Dining Room - 6.35m x 3.43m (20'10" x 11'3") max
- Utility - 2.06m x 1.75m (6'9" x 5'9")
- Main Bedroom - 4.04m x 3.3m (14'5" x 10'10") into bay
- En Suite - 2.18m x 1.96m (7'2" x 6'5")
- Bedroom Two - 3.78m x 2.82m (12'5" x 9'3")
- Bedroom Three - 3.81m x 2.72m (12'6" x 8'11")
- Bedroom Four - 3.43m x 2.18m (11'3" x 7'2")
- Bathroom - 2.29m x 2.06m (7'6" x 6'9") max
- Garage - 5.18m x 2.74m (17'0" x 9'0")



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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.

