



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Thornborough Close, Market Harborough

3 3 2



“Location & Design Combine...”

...to form this truly impressive and extended detached property.

Entrance through the composite front door leading into the inviting entrance hall with engineered oak flooring and stairs flowing up to the first-floor landing with a beautiful oak and stainless-steel banister.

Stunning and extended kitchen/dining/family room featuring two large sliding doors opening out to the beautiful rear garden and a lantern window flooding the space with natural light. The space flows around in a U-shape to the dining room with oak flooring and offering the flexibility to be utilised as a playroom or a further snug/reception room. Polished tiled flooring covers the kitchen/dining/family area and a door flows through to the ground floor study.

The kitchen comprises a host of two-tone, high-gloss eye and base level fitted units, marble effect work surfaces with a contrasting solid oak island worktop, a stainless steel sink with drainage board, an integrated fridge/freezer, an electric double oven, a four ring electric hob with bespoke extractor over, an integrated microwave, an integrated dishwasher, LED ceiling spotlights and a door through to the utility room.

Separate utility room with tile-effect flooring, base level units, a stainless-steel sink with drainage board, space for a washing machine and tumble dryer, and a door out to the side passageway.

Ground floor study with a window overlooking the delightful rear garden, perfect for those working from home.

The third bedroom is located on the ground floor, benefitting from being double in size with dual aspect windows.

Modern shower room, located directly next to the third bedroom comprising tiled flooring and walls, two frosted windows, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin, and a double width shower enclosure with fitted shower over.

Living room boasting dual aspect windows injecting an abundance of natural light.

Split level first floor landing leading to both double bedrooms on either side.

Beautifully appointed main bedroom with a front aspect window flooding the room with natural light and a wall of fitted storage behind mirrored doors. A stunning en suite bathroom leads from the main bedroom comprising tiled flooring and walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.

Double sized second bedroom with a front aspect window, bespoke fitted wardrobes and a dressing table recently installed by Albert Henry in Oadby, and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with a fitted shower over.

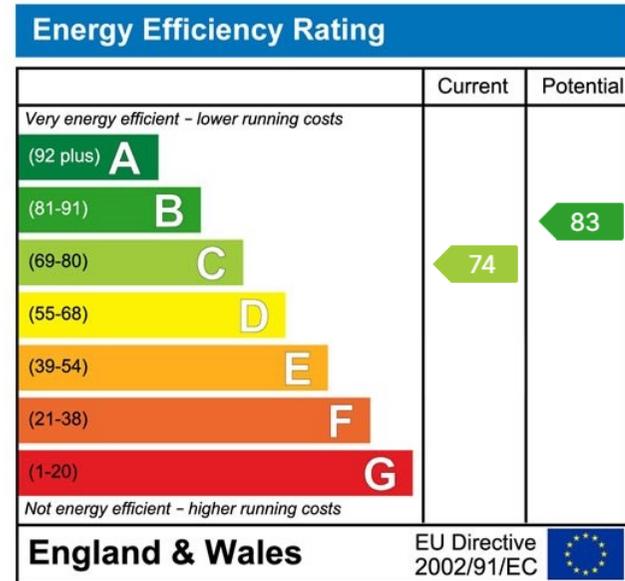
Single garage with a manual up and over door, a rear personnel door, and benefitting from power and light.

Neatly tucked away in the corner of the cul-de-sac, the property retains a pretty frontage with a well-stocked planted front garden and a hard standing driveway providing off road parking for two cars. The beautiful rear garden features a decking area leading from the rear doors, flowing around to the seating area offering the perfect space to sit out and entertain with friends and family. Steps lead down from the decking area to a well-maintained lawn, with stunning David Austin Roses planted around the edges. To the left-hand side is a fantastic summer house, benefitting from power and lighting.





- Living Room - 4.52m x 3.61m (14'10" x 11'10")
- Kitchen - 3.35m x 3.05m (11'0" x 10'0")
- Dining Room - 3.35m x 2.67m (11'0" x 8'9")
- Open Plan Living Area - 6.3m x 2.18m (20'8" x 7'2")
- Utility - 2.21m x 1.63m (7'3" x 5'4")
- Study - 2.26m x 2.18m (7'5" x 7'2")
- Shower Room - 2.9m x 1.17m (9'6" x 3'10")
- Main Bedroom - 4.52m x 3m (14'10" x 9'10") max En Suite - 2.44m x 1.7m (8'0" x 5'7")
- Bedroom Two - 3.58m x 3.4m (11'9" x 11'2") max En Suite - 1.73m x 1.68m (5'8" x 5'6")
- Bedroom Three - 3.91m x 2.39m (12'10" x 7'10")



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.

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

