



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Sandringham Way, Market Harborough

4 2 2



“A Location, Plot & Proportions To Impress!”

Occupying a fantastic corner plot within a sought after and popular residential location close to local schools and the train station, this four-bedroom home is sure to impress, boasting generous proportions throughout and a detached double garage!

Welcoming entrance hall featuring slate tiled flooring, attractive dark wood panelled doors throughout, a guest WC and stairs rise to the first floor.

Beautifully presented living room boasting solid engineered oak flooring, attractive shutters to the window and a charming wood burner.

Fantastic open plan kitchen/dining room benefitting from porcelain tiled flooring with underfloor heating, space for a large dining table and chairs, a door to the garden and an archway to the conservatory with views overlooking the rear garden.

The well-presented kitchen comprises a host of glossed eye and base level units, a stunning quartz work-surface with a matching up-stand, a one and a half bowl sink with a mixer tap and draining board, dual Neff combi oven/microwave and Bosch single oven, space for a fridge freezer, an integrated dishwasher, washing machine and tumble dryer. A kitchen island provides excellent additional storage space and features a five-ring gas hob and an integrated wine cooler. The conservatory also benefits from an insulated and plastered ceiling finish to avoid summer overheating.

Ground floor study, perfect for those working from home, positioned to the front elevation with shutters to the window, slate tiled flooring, a built-in desk unit and a storage cupboard. The room also offers the flexibility to be used as a playroom or downstairs single bedroom.

Guest WC comprising slate tiled flooring and a wash hand basin and WC built within a vanity unit.

Stairs rise to galleried first floor landing with a window to the side elevation, an airing cupboard and a loft to a partially boarded attic with a drop-down ladder housing the boiler.

Four well-proportioned bedrooms, with three being double in size and all boasting attractive shutters to the windows.

The main bedroom offers a generous size with space for a king size bed and wardrobes, and an en suite shower room. The en suite comprises ceramic wall tiling, a heated towel rail, light up mirrored cabinets, a double width shower cubicle and a wash hand basin and WC built within a vanity unit.

The modern shower room off the landing features tiled flooring, LED lighting, a heated towel rail, ceramic wall tiling and a white three-piece suite to include a large walk-in shower, a pedestal wash hand basin and a low-level WC.

Detached double garage with one electric and one manual up and over doors, power sockets and lighting.

Occupying a fantastic corner plot, the property is neatly set back from the road, accessed via a shared driveway, enclosed by mature plantings and well-manicured hedgerow.

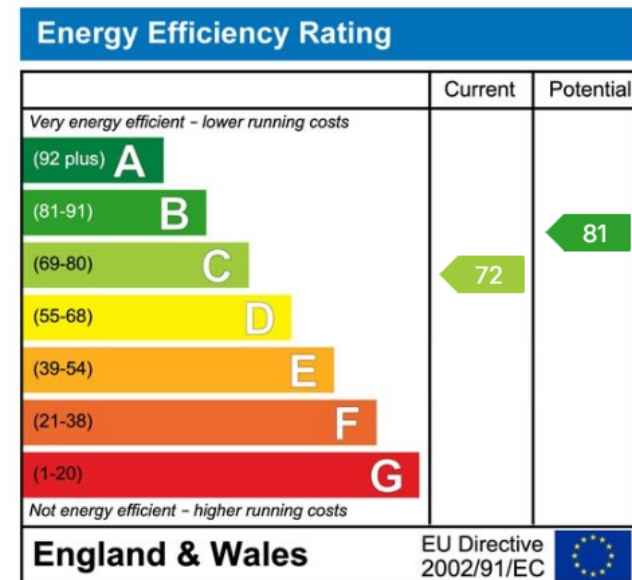
The property boasts a neat frontage with a generous lawn, planted borders, a driveway for two to three cars and a detached double garage. A pathway with steps flowing down lead to the front door with a covered canopy, an EV car charging point, and a pathway to the side leads to a secure timber gate providing access to the garden.

The rear garden has been beautifully designed and features a well-kept lawn, a delightful Cherry Blossom tree, a greenhouse and a paved patio area ideal for outdoor entertaining. To the side of the garden is a fantastic space for additional storage and a log store, and a gate to the front elevation.





- Living Room - 4.32m x 3.51m (14'2" x 11'6")
- Kitchen/Dining Room - 7.04m x 3.02m (23'1" x 9'11")
- Conservatory - 3.4m x 2.72m (11'2" x 8'11")
- Study - 2.24m x 1.91m (7'4" x 6'3")
- Main Bedroom - 4.09m x 3.81m (13'5" x 12'6") max
- Bedroom Two - 3.12m x 2.06m (10'3" x 6'9")
- Bedroom Three - 2.87m x 2.82m (9'5" x 9'3")
- Bedroom Four - 2.46m x 2.39m (8'1" x 7'10")
- Shower Room - 2.06m x 1.73m (6'9" x 5'8")
- Double Garage - 5.87m x 5.77m (19'3" x 18'11")



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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