



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Burton Street, Market Harborough

4 2 1





### **“An Interior & Proportions To Impress”**

Perfectly positioned within a stone's throw of the popular Farndon Fields Farm Shop, this beautifully presented four bedroom home is sure to impress, boasting generous proportions throughout with a fantastic open plan layout, a delightful rear garden and a single garage!

Entrance is gained through a contemporary front door into a welcoming entrance hall featuring timber effect flooring, an understairs cupboard and stairs rise to the first floor.

Fantastic open plan kitchen/dining/living room offering a perfect space for those looking to entertain, boasting a dual aspect flooding the room with an abundance of natural light, timber effect flooring throughout and generous bi-fold doors lead out to the rear garden.

The stunning fitted kitchen was upgraded last year, boasting an array of shaker style eye and base level units, a wood effect work-surface, ceramic wall tiling, a sink with a 'Fohen' hot water mixer tap (available under separate negotiation). Built in appliances include a single oven, a microwave, a four-ring gas hob, an integrated fridge freezer and a dishwasher.

There is also access to a utility cupboard providing space and plumbing for a washing machine and a tumble dryer, and a separate spacious guest WC.

The guest WC comprises continued timber effect flooring, ceramic wall tiling, LED ceiling spotlights, a Sottini wall hung wash hand basin and a low-level WC.

Naturally light first floor landing with windows to the front and side elevation, a storage cupboard and stairs rise to the second floor.

The property benefits from four beautifully presented bedrooms with the main and fourth bedroom positioned on the first floor, and two further bedrooms located on the second floor.

The main bedroom features fantastic built-in wardrobes, space for a king size bed and a modern ensuite shower room. The shower room comprises tiled effect flooring, ceramic wall tiling, a chrome heated towel rail, LED ceiling spotlights, a built-in cupboard and a Sottini white three-piece suite. The suite includes a large walk-in shower with a rainwater shower head and an additional shower wand, a wall hung wash hand basin and a low-level WC.

The fourth bedroom is currently used as a snug and provides an ideal study or large single bedroom.

Spacious second floor landing with tall window to the side elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Two further double bedrooms with the two-bedroom positioned to the front elevation, and bedroom three overlooks the delightful rear garden.

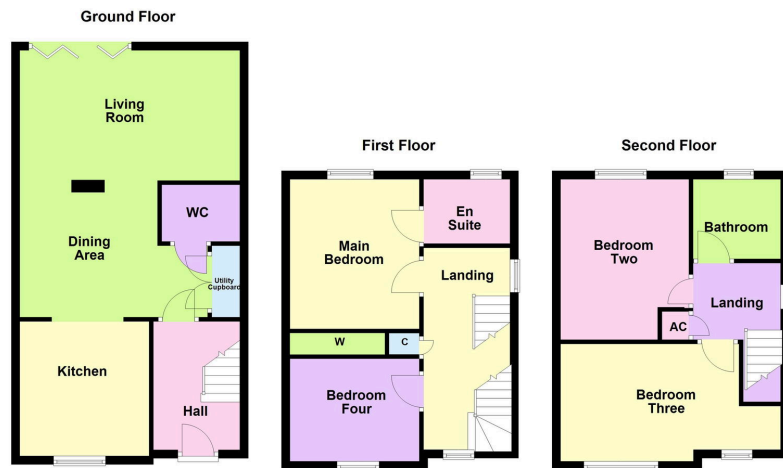
Modern bathroom comprising tiled effect flooring, LED ceiling spotlights, a chrome heated towel rail, ceramic wall tiling and a white three-piece suite. The Sottini suite incorporates a panel enclosed bath with a shower screen, rainwater shower over, and additional shower wand, a wash hand basin with a floating vanity unit beneath and a low-level WC.

The property boasts a neat and attractive frontage, with slate chipping borders and a paved pathway to the front door. A side gate leads to the garden and a further pathway provides access by foot to the garage and off-road parking.

The garage and parking can be accessed via car off Burton Street where there is allocated off road parking in tandem for two cars and a single garage. The garage provides ample storage space with a manual up and over door and a window.







- Living Room - 5.23m x 3.1m (17'2" x 10'2")
- Dining Area - 4.11m x 3.71m (13'6" x 12'2") max
- Kitchen - 3.2m x 3.07m (10'6" x 10'1")
- Main Bedroom - 3.4m x 3.05m (11'2" x 10'0")
- En Suite - 2.21m x 1.37m (7'3" x 4'6")
- Bedroom Two - 3.84m x 2.82m (12'7" x 9'3")
- Bedroom Three - 4.11m x 2.79m (13'6" x 9'2") max
- Bedroom Four - 3.05m x 2.69m (10'0" x 8'10")
- Bathroom - 2.21m x 2.01m (7'3" x 6'7")
- Garage - 3.33m x 2.95m (10'11" x 9'8")



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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.

