



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bradford Street, Market Harborough

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“A Firm Favourite”

Situated in an established residential location and built in 2015, this impressive and detached residence is in excellent decorative order throughout and boasts generous proportions, four double bedrooms, a south facing garden and a detached single garage!

Conveniently located within walking distance to local primary and secondary schools, the leisure centre, the town centre and the train station with links to London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the inviting and welcoming entrance hall with high quality LVT flooring, access to the understairs storage cupboard, and a central staircase flows up to the first-floor landing.

Spacious living room in excellent decorative order with French doors opening out to the south facing rear garden.

Open plan kitchen/dining room comprising ceramic tiled flooring, dual aspect windows, ample space for a six seater dining table and chairs, a host of eye and base level fitted units, Quartz work surfaces, a stainless steel one and a half bowl sink, an AEG electric double oven, a five ring AEG gas hob, an integrated fridge/freezer, an integrated dishwasher, and a door through to the utility room.

Separate utility room with further units, Quartz work surfaces, a stainless-steel sink, space for a washing machine and tumble dryer, a wall mounted Baxi boiler, and a door out to the rear garden.

Ground floor study with a window to the front elevation, perfect for those working from home. The room also offers the potential to be utilised as a playroom or music room.

Guest WC with ceramic tiled flooring and walls, and a white two-piece suite.

Spacious first floor landing with access to the attic via a hatch with a drop-down ladder, and the airing cupboard with a Megaflo hot water cylinder.

Impressive main bedroom with a window to the front elevation, ample space for wardrobes and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin, and a double-width shower with a fitted shower over.

Three further bedrooms, all of which are double in size with bedrooms two and four overlooking the south facing rear garden.

Modern family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail, and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a double width shower with a fitted shower over.

Detached single garage with an electric up and over door and benefitting from power and light.

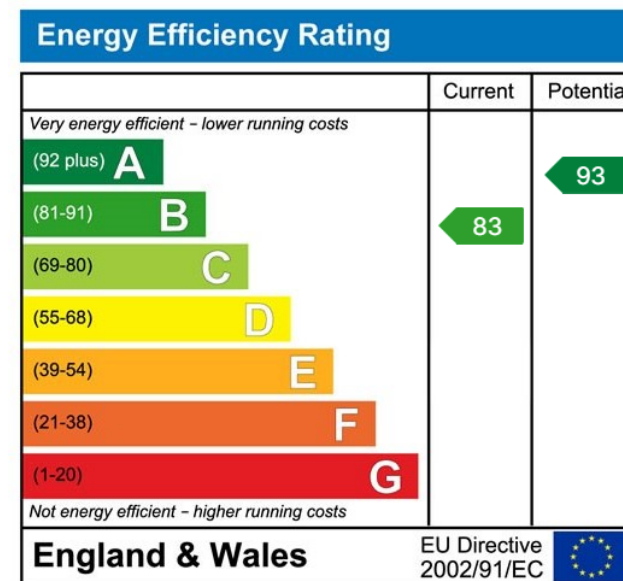
The property features a neat and low maintenance frontage comprising two blue-slate chipped areas enclosed by low level iron railings, and a paved path flows to the front door. To the side of the property is the hard standing driveway, providing off road parking for two cars and a further car in the garage if required.

The south facing rear garden is a real sun trap and of a good size for a property of this age. A spacious patio leads from the rear doors offering the ideal space to sit out and enjoy the best of the days sun. A timber shed sits behind the garage, ideal for storage and a raised timber sleeper planter sits to the rear of the garden.





- Living Room - 4.78m x 3.43m (15'8" x 11'3")
- Kitchen/Dining Room - 6.88m x 2.72m (22'7" x 8'11")
- Utility - 1.88m x 1.78m (6'2" x 5'10")
- Study - 2.31m x 2.01m (7'7" x 6'7")
- Main Bedroom - 3.76m x 3.51m (12'4" x 11'6") max
- En Suite - 2.18m x 2.06m (7'2" x 6'9") max
- Bedroom Two - 3.71m x 2.79m (12'2" x 9'2")
- Bedroom Three - 3.07m x 2.79m (10'1" x 9'2") max
- Bedroom Four - 3.05m x 2.39m (10'0" x 7'10")
- Bathroom - 3.05m x 1.68m (10'0" x 5'6")



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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