



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Marmion Close, Market Harborough

3 2 1



"Proportions and Location Combine..."

...to form this fantastic, three-bedroom, three storey property boasting generous proportions, a contemporary, open plan ground floor layout and a single garage, nestled on the popular Farndon Fields development.

Sought after residential location within walking distance of the neighbouring fields, the popular Farndon fields farm shop, town centre, train station and other local amenities.

Welcome entrance hall with attractive ceramic tiled flooring, a guest WC and stairs rise to the first floor.

Modern kitchen features continued ceramic tiled flooring and a window to the front elevation. The kitchen comprises an array of eye and base level units, ceramic wall tiling, a timber effect work-surface, with a matching up-stand, a stainless-steel sink with a mixer tap and draining board, a single oven, a four-ring gas hob, and space for a dishwasher, fridge freezer and a washing machine.

Beautifully presented living/dining room boasting a dual aspect flooding the room with natural light, with French patio doors leading out to the garden, beautiful herringbone style flooring, a storage cupboard and space for both living and dining.

Guest WC comprising ceramic tiled flooring, decorative wall panelling, a wash hand basin and a low-level WC.

First floor landing with a storage cupboard and a separate inner hallway/study area with a staircase to the second floor.

The property benefits from three well-proportioned double bedrooms, with the second and third on the first floor, and the main bedroom to the second floor.

Family bathroom featuring attractive patterned flooring, ceramic wall tiling, a heated towel rail and a white four-piece suite to include a panel enclosed bath, a separate shower cubicle, a pedestal wash hand basin and a low-level WC.

The fantastic main bedroom spans the entire second floor and boasts a window to the front elevation, two Velux windows, ample space for a king size bed, fitted wardrobes and an en-suite shower room.

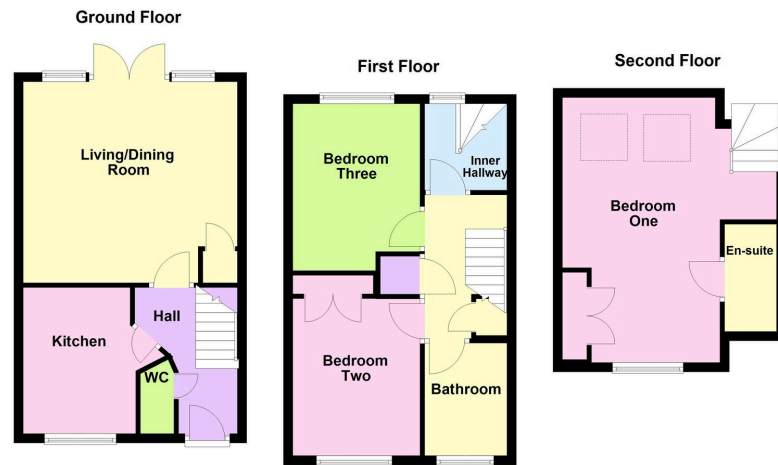
The shower room comprises tiled effect flooring, ceramic wall tiling, a double width shower cubicle, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door.

Situated within a cul de sac, the property boasts a fantastic position with a well-established frontage well stocked with mature plantings. A paved path leads to the front door and there is side access to the rear garden, garage and driveway.

The rear garden has been beautifully designed, boasting a paved patio area ideal for outdoor entertaining, a well-kept lawn, a vegetable plot and a pathway leading to the back of the garden with rear access to the parking area.





- Kitchen - 3.15m x 2.44m (10'4" x 8'0")
- Living/Dining Room - 4.6m x 4.32m (15'1" x 14'2")
- WC - 1.3m x 0.71m (4'3" x 2'4")
- Bedroom One - 5.69m x 3.28m (18'8" x 10'9")
- Ensuite - 2.34m x 1.07m (7'8" x 3'6")
- Bedroom Two - 3.45m x 2.64m (11'4" x 8'8")
- Bedroom Three - 3.63m x 2.51m (11'11" x 8'3")
- Bathroom - 2.41m x 1.75m (7'11" x 5'9")



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

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.

