



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Davies Close, Market Harborough

3 3 1



“An Interior & Proportions to Impress”

Entrance is gained into the inviting entrance hall with attractive dark hardwood flooring, stairs rising to the first floor, and access to the useful under stairs storage cupboard. The hallway also offers access to the fantastic utility room, ground floor shower room and a bedroom offering a flexible and versatile floorplan.

Ground-floor, bedroom three, utilising part of the garage to boast generous proportions, a well-presented decor with LED ceiling spotlights, a contemporary tall radiator, and French doors lead out to the garden.

Separate utility room of a good size with additional eye and base level units, a stainless-steel sink with draining board and space and plumbing for a washing machine and tumble dryer. There is also a modern fitted boiler and a rear door out to the garden.

Shower room located on the ground floor comprising a three-piece suite to include a fully tiled and enclosed shower cubicle, a low-level WC and a wash hand basin.

Stairs rise to the first-floor landing with access to the open plan kitchen/dining/living room and stairs rise to the second floor.

Beautifully appointed, open plan kitchen/ dining/ living room spanning the entire depth of the property with a delightful dual aspect and southwest facing view of the garden.

The kitchen has been modernised with sage, shaker eye and base level units, a roll top worksurface with tiled splashbacks and a ceramic one and a half bowl sink. The kitchen benefits from an integrated oven, a four-ring gas hob with concealed extractor hood over, a fridge/freezer and a slimline dishwasher.

The open plan living/dining room features attractive Bamboo flooring, two Juliette balconies, an immaculate decor and ample space for both living and dining.

Second floor landing with access to the boarded attic via a hatch with a fold out ladder, and the airing cupboard housing the water tank.

Spacious main bedroom with double windows to the front elevation injecting natural light, a fitted wardrobe and an en suite shower room. The en suite comprises laminate flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.

Double sized second bedroom with a fitted wardrobe and a window to the rear elevation with far reaching views of the countryside beyond.

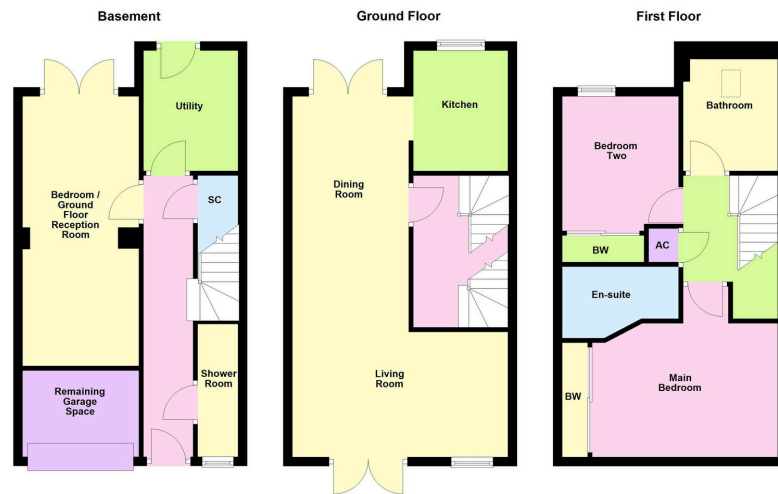
Family bathroom comprising travertine tiled flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Nestled within a desirable cul de sac, the property is neatly set back with a hard standing and block paved driveway providing off road parking for two cars, and access to the garage space.

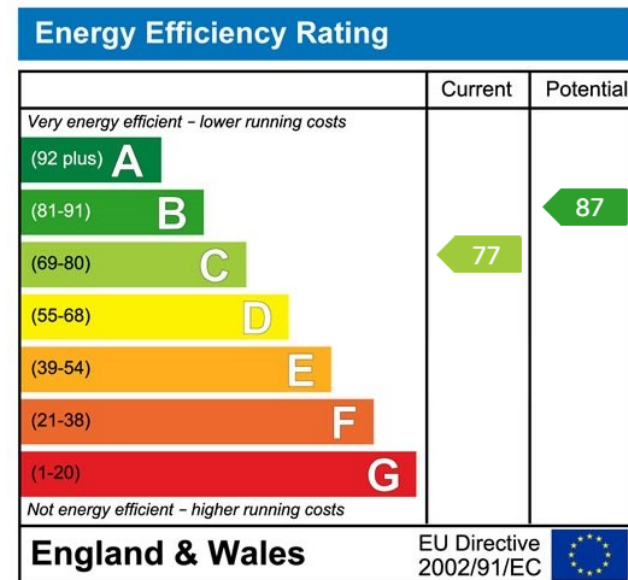
The remaining garage is 8'4 x 6'2ft and featuring a manual up and over door, power supply and lighting.

The south-west facing garden is a real sun trap and offers a low maintenance design benefitting from a good degree of privacy in the summer months. The garden is block paved, offering a variety of places to put furniture to get the best of the days sun, with a wraparound border providing a wealth of mature plantings and perennial flowers. A timber side gate provides access to the front of the property, and a timber shed offers additional storage.





- Utility Room - 2.67m x 1.98m (8'9" x 6'6")
- Bedroom / Ground Floor Reception Room - 5.94m x 2.54m (19'6" x 8'4")
- Remaining Garage Space - 2.54m x 1.88m (8'4" x 6'2")
- Shower Room - 2.87m x 0.84m (9'5" x 2'9")
- Living / Dining Room - 7.95m x 4.75m (26'1" x 15'7")max
- Kitchen - 2.64m x 1.98m (8'8" x 6'6")
- Main Bedroom - 4.06m x 2.77m (13'4" x 9'1")max
- En Suite - 2.59m x 1.57m (8'6" x 5'2")max
- Bedroom Two - 2.97m x 2.62m (9'9" x 8'7")
- Bathroom - 2.72m x 2.01m (8'11" x 6'7")



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

