



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Main Street, Sutton Bassett

3 1 2



### “Idyllic Village Living!”

Located within the idyllic village of Sutton Bassett, surrounded by the beautiful Welland Valley countryside, this extended semi-detached property boasts a modern kitchen and shower room, a delightful rear garden, countryside views to the front, and offering the potential for further modernisation!

Conveniently with countryside walks on the doorstep and just a short walk over the hill into Weston-By-Welland with a fantastic pub. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, and excellent commuter rail links into London St Pancras within an hour.

Welcoming entrance hall with ceramic tiled flooring, storage cupboards and stairs rise to the first floor.

Beautifully appointed room boasting a window to the front elevation, exposed timber flooring, and a charming log burner with a rustic oak beam mantle and a tiled hearth.

Modern country style kitchen featuring ceramic tiled flooring, a beautiful, exposed oak beam, space for a dining table and chairs, a separate utility/boot room and a door out to the garden.

The kitchen comprises a host of shaker style eye and base level units with built in lighting, a solid oak work-surface, attractive wall tiling, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring electric hob, a fridge freezer and a wine cooler.

Useful utility/boot room with a character stable style door off the kitchen, featuring continued tiled flooring, wall tiling, a large wash hand basin, and plumbing for a washing machine and a tumble dryer. The room also houses the oil boiler, a large pantry with a light and a side door leads to the rear garden.

Ground floor study with laminate flooring, a raised window, a storage cupboard and the potential to be used as a playroom, or craft room.

First floor landing with a window to the side elevation and a loft hatch.

Three well-proportioned bedrooms, with two benefitting from being double in size and bedroom three offering a generous single size.

All bedrooms boast delightful views out the windows with the main and third bedroom boastings rolling countryside views and bedroom two overlooks the rear garden.

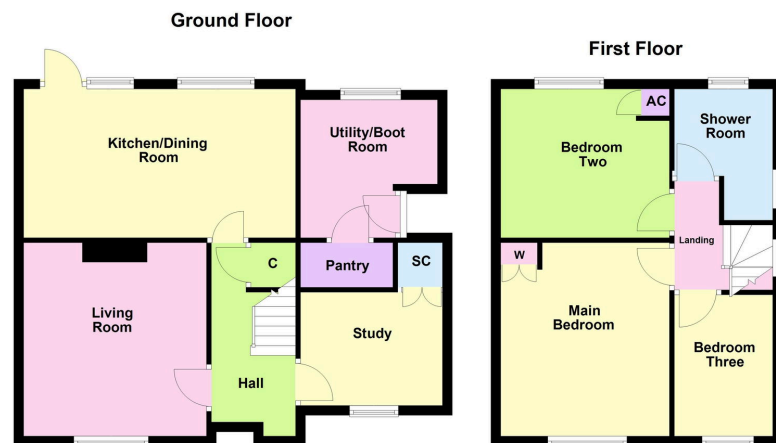
Modern shower room featuring attractive tiled flooring, ceramic wall tiling, a heated towel rail and a ‘Mode’ white three-piece suite to include an oversized walk-in shower, a wash hand basin with a vanity unit beneath and a low-level WC.

Set back and slightly elevated from the road, this characterful, part rendered property, boasts a neat cottage style front garden, enclosed by a charming brick wall, a well-kept lawn, a host of mature planting, a pathway to the front door and a side gate to the rear garden.

The delightful, part walled, rear garden features a paved patio area directly off the kitchen with space for a garden table and chairs, and side access to the front elevation. Steps rise to the remainder of the garden which features a generous lawn and planted borders, and to the top of the garden is an additional paved seating area, ideal for capturing the late afternoon sun, and a timber shed provides excellent garden storage.







- Living Room - 3.96m x 3.73m (13'0" x 12'3")
- Kitchen/Dining Room - 5.56m x 3.05m (18'3" x 10'0")
- Utility/Boot Room - 2.82m x 2.79m (9'3" x 9'2") max
- Study - 2.77m x 2.31m (9'1" x 7'7")
- Main Bedroom - 3.99m x 3.45m (13'1" x 11'4") max
- Bedroom Two - 3.1m x 2.77m (10'2" x 9'1")
- Bedroom Three - 2.9m x 2.11m (9'6" x 6'11")
- Shower Room - 2.69m x 2.08m (8'10" x 6'10") max



63 High Street, Market Harborough,  
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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.

