



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stinford Leys, Market Harborough

4 2 2



“Family Fortunes!”

Situated in a popular and established residential location just a short walk from Meadowdale Primary Academy, this impressive and detached residence boasts generous proportions, four bedrooms, a tandem length garage and a delightful rear garden making this a fantastic choice for families!

Conveniently located within walking distance to Meadowdale Primary Academy, the town centre and the train station with links to London St Pancras within an hour.

Entrance through the timber front door leading into the inviting entrance hall with laminate flooring, access to the under-stair storage cupboard and stairs flow up to the first-floor landing.

Impressive and spacious living room boasting continued high quality laminate flooring, a bay window to the front elevation, and double doors opening through to the dining room.

Well-appointed dining room with continued laminate flooring, sliding patio doors into the conservatory, and a door leading through into the kitchen.

Light and air conservatory benefiting from a solid roof with LED downlighting, ceramic tiled flooring and French doors open out to the rear garden.

Kitchen/breakfast room comprising ceramic tiled flooring, a host of shaker style eye and base level fitted units, a one and a half bowl composite sink, an integrated Neff electric double oven with a four-ring gas hob, an integrated fridge, space for a dishwasher, and an opening through to the utility room.

Utility room with continued ceramic tiled flooring, matching shaker-style fitted units, a stainless-steel sink, and space for washing machine.

Tandem length garage with a manual up and over door, a rear personnel door and benefitting from power and light.

Guest WC comprising laminate flooring and a white two-piece suite.

First-floor landing with access to the airing cupboard and the attic via a hatch in bedroom number four.

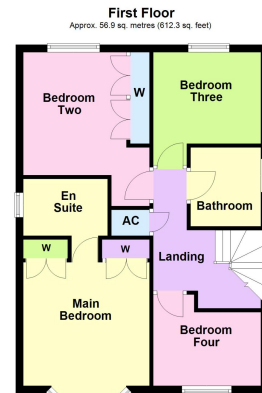
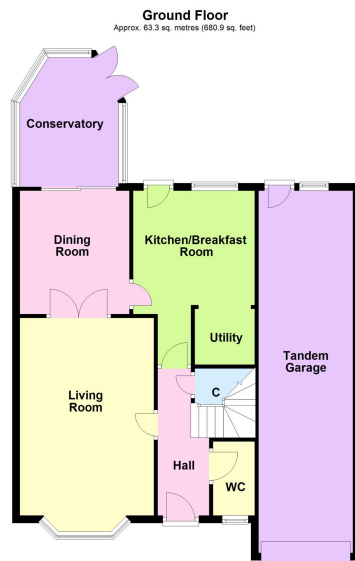
Spacious main bedroom with a bay window to the front elevation injecting an abundance of natural light, two fitted wardrobes and an ensuite shower room. The ensuite comprises vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Three further bedrooms, two of which benefit from being double in size with the second bedroom having two fitted wardrobes.

Family bathroom comprising LVT 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.

The property features a neat and low maintenance frontage enclosed by a low-level hedgerow with a decorative patio area and a planted border. A block paved driveway provides off-road parking for two cars with further parking in the tandem garage if required. The rear garden is of a good size and benefits from a multitude of trees beyond the rear boundary adding a good degree of privacy. A well-maintained lawn sits surrounded by mature shrubbery on all sides and a paved patio to the rear of the garden is perfectly positioned to capture the best of the afternoon sun.





Total area: approx. 120.1 sq. metres (1293.2 sq. feet)

- Living Room - 5.28m x 3.48m (17'4" x 11'5") max
- Dining Room - 3.3m x 2.92m (10'10" x 9'7")
- Kitchen/Breakfast Room - 4.62m x 3.25m (15'2" x 10'8") max
- Conservatory - 3.45m x 2.64m (11'4" x 8'8") max
- Main Bedroom - 3.76m x 3.45m (12'4" x 11'4") max into bay
- En Suite - 2.31m x 2.03m (7'7" x 6'8") max
- Bedroom Two - 3.51m x 3.02m (11'6" x 9'11") max
- Bedroom Three - 3.02m x 2.77m (9'11" x 9'1") max
- Bedroom Four - 2.87m x 2.44m (9'5" x 8'0") max
- Bathroom - 2.11m x 1.88m (6'11" x 6'2")



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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