



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kelmarsh Road, Clipston, Market Harborough, LE16 9RX

£535,000

3 1 2



“Dews Garden”

Situated in the pretty and highly desirable village of Clipston, this impressive and detached bungalow boasts generous proportions throughout, three double bedrooms, a spacious garden and stunning views out to the rear offering the buyer lots of potential in a tranquil setting!

Entrance through the front door leading into the inviting and spacious entrance hall with access to the airing cupboard and cloakroom with a two-piece suite.

Beautifully appointed living/dining room with two large windows flooding the room with natural light, new carpets, ample space for a large dining table and chairs, and a door through to the study.

Impressive study with a beautiful view out the window of the greenery of the trees and the field beyond, perfect for those working from home. The room also offers the benefit to be utilised as a playroom or to be extended into from the kitchen, creating a larger entertaining space.

Spacious kitchen/breakfast room, with a wall of windows perfectly positioned to capture the postcard view of the fields out to the rear. The kitchen comprises eye and base level fitted units, roll top work surfaces, a stainless-steel sink, a freestanding electric cooker, space for a fridge/freezer and washing machine, an oil-fired boiler and a door leads out to the beautiful rear garden.

Three well-appointed bedrooms, all of which benefit from being double in size with windows injecting natural light and the third bedroom having fitted wardrobes.

Modern bathroom comprising a chrome heated towel rail and a white three-piece suite to include a pedestal wash hand basin, a panel enclosed bath and a shower enclosure with a rainwater-style shower over.

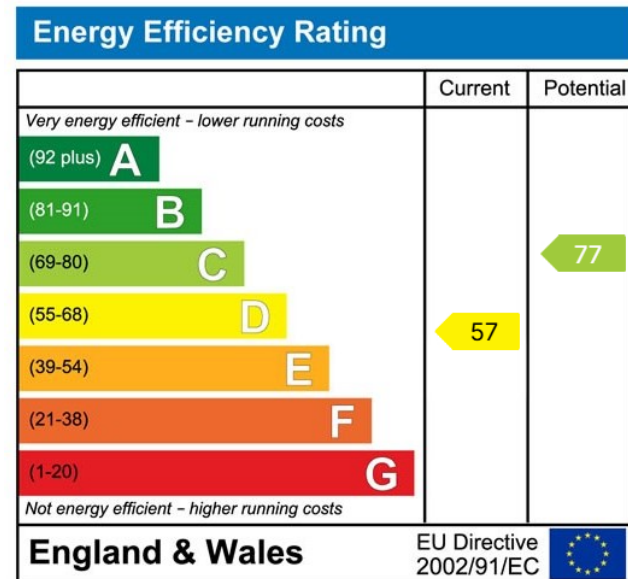
Detached double garage benefitting from power and light, providing excellent storage and workshop space

This unique property is private and secluded and neatly tucked away off Kelmarsh Road. A spacious driveway provides off road parking for up to six cars, with a tree and a multitude of plantings creating a pretty approach. The rear garden is the real show piece and larger than you might expect as it wraps around the property. A southeast facing aspect creates a perfect place to sit and enjoy the best of the views from the patio, and this flows around to the left-hand side with a beautiful mature tree on the boundary line, leading back around to the front of the property. A well-maintained lawn area sits before the stream, adding to the tranquil setting, and to the right-hand side is further mature plantings and a timber shed. Flowing around to the right-hand side is a large private lawn benefitting from a south-west aspect, perfectly positioned with a patio to get the afternoon sun. Established vegetable beds and a bountiful fruit cage add to the charm.





- Living Room - 5.26m x 3.15m (17'3" x 10'4")
- Dining Room - 3.33m x 2.57m (10'11" x 8'5")
- Kitchen/Breakfast Room - 6.53m x 2.79m (21'5" x 9'2")
- Study - 2.64m x 2.54m (8'8" x 8'4")
- Main Bedroom - 4.22m x 3.25m (13'10" x 10'8")
- Bedroom Two - 4.17m x 3.33m (13'8" x 10'11")
- Bedroom Three - 4.19m x 2.59m (13'9" x 8'6")
- Bathroom - 2.49m x 2.26m (8'2" x 7'5")
- Cloakroom - 2.26m x 0.91m (7'5" x 3'0")



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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