



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bantry Close, Market Harborough

£499,950

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‘Contemporary Family Living’

Boasting a desirable open plan kitchen/dining/family room, generous proportions, a single garage and a sought after cul-de-sac position, this four bedroom detached property offers an ideal family home with a contemporary finish throughout.

Inviting entrance hall of a generous size with attractive porcelain tiled flooring, a fitted floor mat, access to the guest WC and stairs rise to first floor.

Well-proportioned living room in excellent decorative order with a feature bay window to the front elevation offering an attractive outlook of the front garden and the added benefit of new carpets and decor.

Ground floor study offering a flexible layout with the potential to also be used a playroom or music room.

Stunning open plan kitchen/dining/family room boasts continued porcelain tiled flooring, LED spot lights and ample space for a dining table and chairs offering a fantastic entertaining space

The kitchen comprises a range of high gloss eye and base level units, roll top work surface with upstand, a one and a half bowl ceramic sink with draining board and mixer tap, an ‘AEG’ double integrated oven with a six ring gas hob and an extractor hood over, and an integrated fridge/freezer and dishwasher and benefits from overlooking the rear garden enjoying the south-west aspect with French doors leading out to the paved patio area.

Separate utility room with continued porcelain tiled flooring, additional base level units, a stainless steel bowl sink and space and plumbing for a washing machine and tumble dryer and a rear door leading out to the garden.

Immaculately presented guest WC with porcelain tiled flooring, ceramic tiled walls to dado height, access to a under stairs storage cupboard, and incorporating a white two piece suite consisting of a pedestal wash hand basin and a low level WC.

First floor landing with a side window injecting natural light, access to the attic via a hatch and access to the airing cupboard.

Well-proportioned main bedroom boasting a window to the front elevation injecting natural light, a fitted wardrobe with a sliding mirrored door and a fantastic en suite shower room. The en suite comprises attractive Karndean 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 with a fitted shower over.

Three further bedrooms, two of which are double in size and all benefitting from fitted wardrobes.

Well-appointed family bathroom comprising luxury Karndean flooring, ceramic tiled splash backs and a white four piece suite to include a low level WC, a pedestal wash hand basin, a panel enclosed bath with a central tap and a separate shower enclosure with a fitted shower over.

The property features a neat and attractive frontage typical of the David Wilson executive design with a lawned area, mature hedgerows and well stocked borders creating a colourful display in the spring and summer months . A generous hard standing driveway leads to the single garage providing off road parking for three cars. The south west facing rear garden is a real sun trap and boasts a patio area leading from the rear offering the perfect place to sit out and entertain with friends. A raised timber vegetable patch sits on a generous lawn area with a secure gate leading to the single garage and off road parking.





- Kitchen/Dining/Family Room 20' 3" x 14' 2" (6.17m x 4.31m) max
- Study 9' 4" x 7' 9" (2.84m x 2.36m)
- En Suite 7' 2" x 4' 6" (2.18m x 1.37m)
- Bedroom Three 13' 4" x 9' 5" (4.06m x 2.87m)
- Bathroom 8' 10" x 7' 5" (2.69m x 2.26m)
- Living Room 17' 9" x 12' 1" (5.41m x 3.68m)
- Master Bedroom 12' 10" x 12' 2" (3.91m x 3.71m) max
- Bedroom Two 10' 3" x 9' 9" (3.12m x 2.97m)
- Bedroom Four 10' 2" x 7' 6" (3.10m x 2.28m)
- Ultra fast broadband and Cat 6 cabling throughout the entire property. The electric vehicle charger is also included in the sale.



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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.

