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ESTATE AGENTS

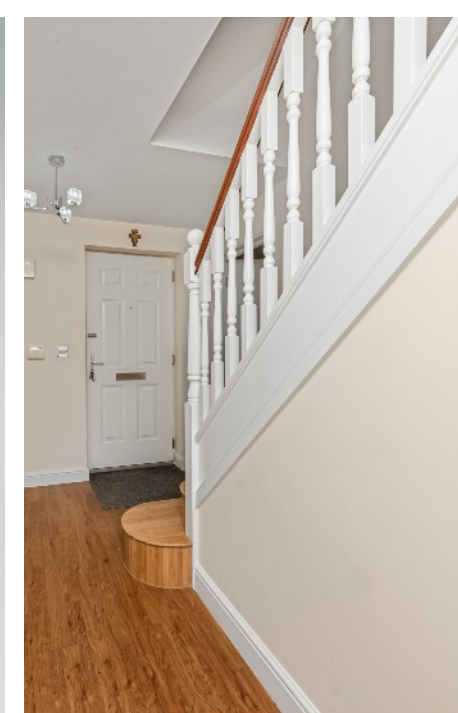


“A Family Favourite”





Lathkill Street
Market Harborough
LE16 9EY



"A Family Favourite"

Built as the former show home and boasting a well-presented interior throughout, this beautifully presented six-bedroom detached home is a true family favourite, boasting a part-converted tandem double garage, generous proportions throughout and a south facing garden!





Property Highlights

Popular residential location within walking distance of the neighbouring playing fields and leisure centre, the town centre, local primary and secondary schools, and the train station.

Entrance is gained through a composite front door, into a welcoming entrance hall boasting bamboo flooring, a large under-stairs storage cupboard and stairs rise to the first floor.

Beautifully presented living/dining room with a dual aspect flooding the room with an abundance of natural light, featuring attractive bamboo flooring, shutters to the windows, an electric feature fireplace (currently disconnected with the potential to convert back) and double doors into the kitchen.

Well-proportioned second reception room, offering the potential to be used as a ground floor bedroom, study, playroom or formal dining room, with bamboo flooring and attractive window shutters.

Stunning breakfast kitchen featuring ceramic tiled flooring, ceiling spot lighting, a separate utility room and double doors into the living room and conservatory.

The kitchen was replaced last year and boasts a stunning finish with a host of high-quality fixtures and fittings, comprising a host of eye and base level units, an attractive square edge work-surface with a breakfast bar, a large sink with a mixer tap, and a range of integrated appliances to include a double oven, a dishwasher and a fridge/freezer.



Property Highlights

Naturally light conservatory allowing you to enjoy full views of the rear garden and boasting laminate flooring, heating system and a door leading out to the garden.

The utility room features continued ceramic tiled flooring, matching units and work-surfaces to the kitchen, a stainless-steel sink with a mixer tap, space for a washing machine and a tumble dryer, access to the guest WC and a side door to the garden.

Guest WC comprising ceramic floor and wall tiling, ceiling spotlights a 'Roca' pedestal wash hand basin and WC.

Stairs rise to a galleried first floor landing, with a window to the front elevation and stairs rise to the second floor.

The property boasts six well-proportioned double bedrooms, all boasting attractive bamboo flooring and a modern interior, with three bedrooms positioned on the first floor and three on the second floor.

The second bedroom offers an ideal guest room, benefitting from fitted wardrobes, views of the south facing garden and a modern en-suite shower room. The shower room features floor to ceiling ceramic wall tiling, ceiling spotlights, a shower cubicle and a Roca pedestal wash hand basin and a WC.



Property Highlights

Generous sized family bathroom with a large chrome heated towel rail, tiled effect flooring, ceramic floor to ceiling wall tiling, and a 'Roca' four-piece suite which incorporates a panel enclosed bath with a shower screen and shower over, dual pedestal wash hand basins and a WC.

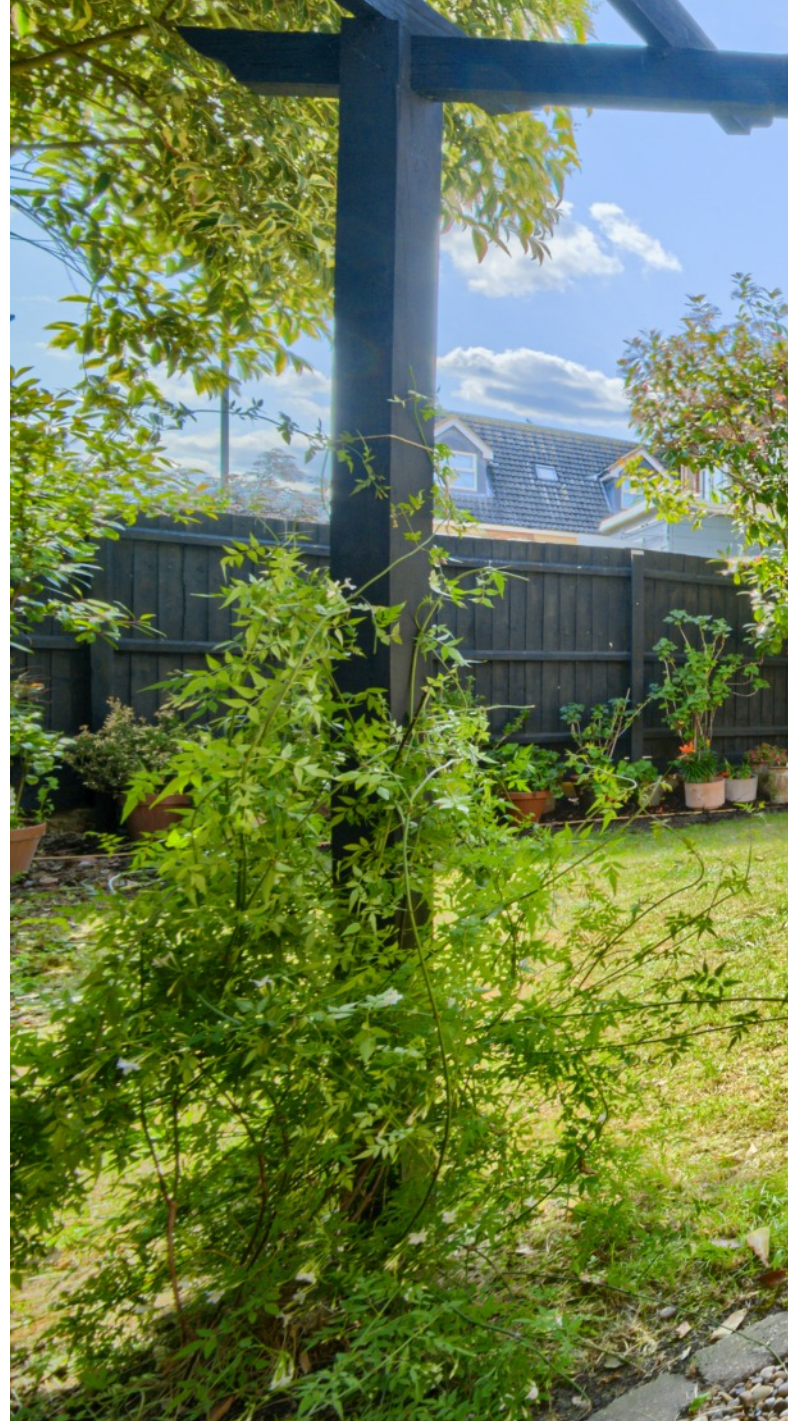
Top floor landing with continued bamboo flooring, an airing cupboard and a loft hatch with a drop-down ladder.

Fantastic main bedroom spanning the entire depth of the property, boasting a dual aspect with views of the town's church spire, bamboo flooring, ample space for a super king size bed and an ensuite shower room. The shower room comprises floor to ceiling ceramic tiling, spot lighting and a 'Roca' three-piece suite to include a shower cubicle, a wash hand basin built within a vanity storage unit and a WC.

Two further double bedrooms featuring continued bamboo flooring, with bedroom four benefitting from built in wardrobes and bedroom five also providing church spire views.

Modern bathroom comprising floor to ceiling ceramic wall tiling, porcelain tiles flooring, a heated towel rail, ceiling spotlights and a 'Roca' three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a WC.

The fantastic tandem garage has been partly converted offering a variety of uses, with stud walls and up and over garage doors at each end to open back up should a buyer wish. The front section of the garage provides a useful storage space, and the rear section offering the same but could be easily used to create a gym, home office or additional storage space with the benefit of power sockets and lighting.





Outside

The property boasts a neat and attractive part rendered frontage, enclosed by charming wrought iron railings, planted borders and a pathway to the front door. To the side of the property is a parking space in front of the garage, an electric car charging point and access to the garage with a further parking space to the rear.

The delightful south-facing rear garden is a true sun trap and has been beautifully designed with ample seating areas to enjoy throughout the day. The garden features a newly laid paved patio area, a well-kept lawn, a host of well stocked planted borders, a gravelled seating area with a timber pergola and outdoor power sockets. There is also a paved pathway with a gate to the front elevation, an additional gate leading to the rear parking space and a door into the garage.



Measurements

Living Room

7.09m x 3.53m (23'3" x 11'7")

Kitchen/Dining Room

5.13m x 2.95m (16'10" x 9'8") max

Dining Room

3.05m x 2.59m (10'0" x 8'6")

Utility

2.03m x 1.68m (6'8" x 5'6")

WC

1.68m x 0.91m (5'6" x 3'0")

Main Bedroom

7.04m x 3.58m (23'1" x 11'9")

En Suite One

2.24m x 1.7m (7'4" x 5'7") max

Bedroom Two

3.81m x 3.56m (12'6" x 11'8") max

En Suite Two

2.03m x 2.01m (6'8" x 6'7") max

Bedroom Three

4.42m x 3.02m (14'6" x 9'11")

Bedroom Four

3.23m x 3.05m (10'7" x 10'0")

Bedroom Five

4.04m x 3.07m (13'3" x 10'1") max

Bedroom Six

3.53m x 2.54m (11'7" x 8'4")

Top Floor Bathroom

2.03m x 1.65m (6'8" x 5'5")

Garage One

2.72m x 2.64m (8'11" x 8'8")

Garage Two

7.7m x 2.72m (25'3" x 8'11")

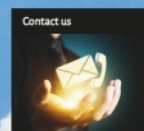
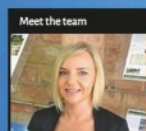


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