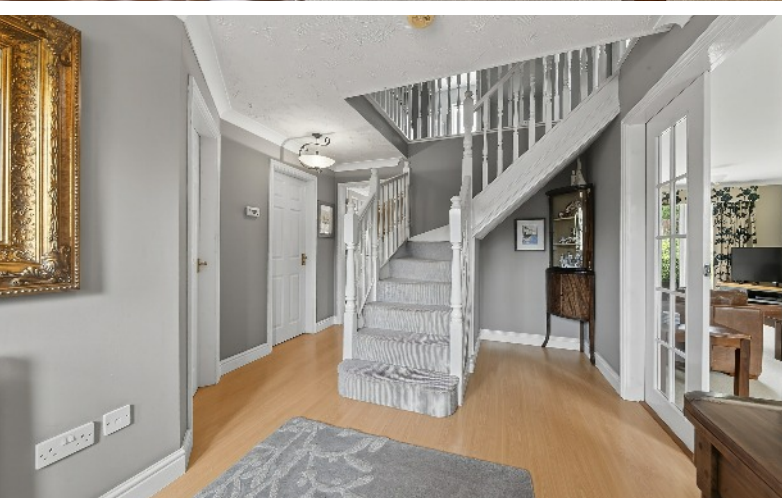


**HENDERSON
CONNELLAN**

ESTATE AGENTS



**“Executive Family Living with a
View To Impress!”**



Farndale View
Market Harborough
LE16 9FA



“Executive Family Living with a View to Impress!”

Overlooking the neighbouring green and situated on the exclusive David Wilson development, this fantastic four bedroom detached property boasts the perfect position overlooking the neighbouring green with generous proportions with a detached double garage!





Property Highlights

Highly sought after residential location within a stone's throw of the countryside providing excellent walks, close walking distance of the town centre, train station and local amenities.

Offered for sale with no onward chain!

Welcoming entrance hall flooded with natural light from the two side light windows offering an impressive and grand feel featuring a stunning, central staircase rising to the first floor landing and access to the guest WC.

Open plan kitchen/dining/family room overlooking the rear garden offering an excellent entertaining room benefitting from a host of windows and French doors lead out to the paved patio. This fantastic space features attractive laminate flooring and ample space for both a dining table and chairs and family seating area.

The fitted kitchen comprises a range of shaker style eye and base level units, ceramic tiled splash backs, a square edge worktop, a ceramic one and a half bowl sink with draining board, an AEG double oven and a four ring gas hob with extractor hood over. There is also an integrated fridge/freezer, dishwasher and a breakfast bar.



Property Highlights

Separate utility room with access to the useful pantry cupboard, a side door out to the garden and comprising an array of eye and base level units, a square work surface, a stainless sink and space for a washing machine and tumble dryer.

Beautifully appointed living room boasting a dual aspect offering an attractive outlook to the front elevation and overlooking the rear garden with French doors leading out to the rear. The living room has been tastefully decorated with a feature gas fireplace (please note the fire has been condemned, however the owner has advised this can be fixed).

Formal dining room incredibly naturally light from the generous window to the front elevation, offering a flexible design with the potential to be used as a music room, playroom or snug.

Stairs rise to a generous and well-presented first floor landing boasting an airing cupboard and a loft hatch with access to the attic.

Four double bedrooms all with fitted wardrobes and enjoying a well-presented décor. Bedrooms one, three and four all overlook the delightful neighbouring green.



Property Highlights

Impressive main bedroom with an elevated view beyond, access to a fantastic dressing area with an array of fitted wardrobes and an en suite shower room. The en suite features floor to dado height tiling and a three piece suite to include a walk-in double width shower, a low level WC and a pedestal wash hand basin.

Family bathroom with floor to dado height tiling and four-piece suite to include a panel enclosed bath, a fully tiled and enclosed shower cubicle and a pedestal wash hand basin.

Detached double garage with an up and over door, side personnel door, a pitched roof perfect for storage, power and light.





Outside

Set back from the road and occupying an elevated position with open views beyond, this charming family home offers a desirable plot. Neatly positioned, the property boasts a neat frontage retained by a well minted, box hedgerow and a sweeping hard standing driveway. The hard standing driveway provides off road parking for a minimum of three cars and a paved path leads to the front door with well stocked planted borders. To the side elevated is a detached double garage with a generous double garage door.

The rear garden has been beautifully maintained and well designed with a variety of sections. There is a generous paved patio area with ample space for a dining table and chairs, a host of shrubbery and a retaining brick wall with a slate chipping border. Steps rise up to the main section of the garden beautifully landscaped, tiered and established with an array of colour and privacy in mind. The lawn area is surrounded with well stocked planted borders, a raised timber flower bed and a host of shrubbery. The top rear corner enjoys a decked section reject for entertaining and catching the sun.



Measurements

Living Room - 7.57m x 3.45m (24'10" x 11'4")

Dining Room - 4.01m x 2.34m (13'2" x 7'8") max

Kitchen/Dining/Family Room - 6.5m x 5.08m (21'4" x 16'8") max

Utility - 2.24m x 1.45m (7'4" x 4'9")

WC - 1.96m x 0.69m (6'5" x 2'3")

Main Bedroom - 4.09m x 3.51m (13'5" x 11'6")

Dressing Room - 3.1m x 1.42m (10'2" x 4'8")

En Suite - 2.16m x 1.88m (7'1" x 6'2")

Bedroom Two - 3.71m x 3.43m (12'2" x 11'3") max

Bedroom Three - 3.53m x 3.15m (11'7" x 10'4") max

Bedroom Four - 3.15m x 2.79m (10'4" x 9'2") max

Bathroom - 2.79m x 1.88m (9'2" x 6'2") max

Double Garage - 5.13m x 4.85m (16'10" x 15'11")

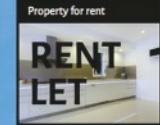
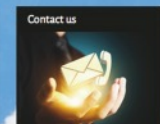


63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART

Selling Our Way 	Featured Properties 	Property for sale 	Property for rent 
Meet the team 	Village & country 	Talking homes 	Contact us 



Property Search
☐ Sales ☐ Rentals Bedrooms
 Price