

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“The Nook”





Main Street
Theddingworth
LE17 6QY



"The Nook"

Situated within the popular South Leicestershire village of Theddingworth, 'The Nook' is an executive five-bedroom detached residence, boasting breathtaking countryside views to the rear, an immaculate interior throughout, a beautifully landscaped rear garden, and a detached double garage!





Property Highlights

Built in 2002 by a local developer, with just one owner from new, this beautifully presented home offers generous proportions throughout, sitting at just over 2000 sq ft and provides a flexible layout featuring four reception rooms, five double bedrooms with two having en-suite shower rooms. The property has been built to an exceptionally high standard and boasts an array of high-quality features with oak internal doors, intricate decorative detailing, an updated kitchen and 'Heritage' bathroom suites.

The property is within walking distance to the Village Hall offering regular coffee mornings and a 'Pop Up Pub', the Church, a park and countryside walks are on the doorstep with access to the Grand Union Canal running through to the renowned Foxton Locks. Market Harborough town is just a short drive away offering a variety of independent local shops, schools, restaurants and a train station with commuter rail links to London within an hour. A regular bus passes through the village providing transport to Lutterworth and Market Harborough. The M1/M6 and A14 are also within a short commutable distance.

Grand entrance hall boasting a stunning open staircase offering a true wow factor as soon as you step foot into the property, and features travertine style ceramic tiled flooring, an under-stairs storage cupboard with power sockets and lighting and a guest WC.

Beautifully appointed living room benefitting from a dual aspect, a charming stone open fireplace, decorative corning, and French double doors leading out onto the rear patio and offering delightful countryside views.



Property Highlights

Formal dining room accessed via glass panelled oak double doors off the entrance hall, a large window to the rear elevation and ample space for a large dining table and chairs.

Well-presented snug/study, of a generous size, providing a bay window to the front elevation, injecting the room with an abundance of natural light. The room also offers the flexibility to be used as a playroom or a ground floor bedroom.

High quality country-style kitchen boasting a dual aspect, terracotta ceramic tiled flooring, LED ceiling spotlights, space for a breakfast table and chairs, a separate utility room and a door into the breakfast room.

The fitted kitchen offers an array of shaker style eye and base level units, a granite work-surface with inset draining grooves, ceramic wall tiling, a deep Belfast style ceramic sink with a mixer tap, a fantastic 'Rangemaster Noir' cooker with a five-ring gas hob, a built-in fridge freezer and an integrated dishwasher.

The utility room comprises continued tiled flooring, eye and base level units, ceramic wall tiling, a one and a half bowl sink with a mixer tap and draining board, an integrated fridge, space for a washing machine, a Vaillant LPG boiler and a side door out to the garden.

The breakfast room features Karndean flooring, space for a dining table and chairs and French patio doors out to garden.

Guest WC comprising continued ceramic tiled flooring, decorative wall panelling, a wall hung wash hand basin and a low-level WC.



Property Highlights

The beautifully presented principal bedroom boasts breathtaking views of the rear garden and neighbouring rolling countryside, and features built-in wardrobes and a large en-suite shower room. The en-suite comprises ceramic floor and wall tiling, ceiling spotlights, a chrome heated towel rail and a 'Heritage' three-piece suite to include a large shower cubicle, a pedestal wash hand basin and a low level WC.

The second bedroom also benefits from beautiful views to the rear and an en-suite shower room. The en-suite shower room comprises attractive floor to ceiling wall tiling, ceiling spotlights and a 'Heritage' three-piece suite incorporating a shower cubicle, a pedestal wash hand basin and a low-level WC.

Three further double bedrooms, all immaculately presented and in excellent decorative order.

Generous sized family bathroom boasting an array of floor and wall tiling, ceiling spotlights, a chrome heated towel rail and a 'Heritage' three-piece suite. The suite incorporates a deep, in-set bath with a mixer tap and shower fitting, a pedestal wash hand basin and a low-level WC.

Detached double garage with two, electric, up and over doors, power supply, lighting and boarded loft space with lighting.





Outside

Approached via a shared driveway with a private gated entrance, the property is neatly set back from road and boasts an attractive frontage, enclosed by a manicured hedgerow and an array of beautifully planted borders. The driveway provides off road parking for three to four cars, with additional parking available in the double garage, a paved pathway to the front door and side gate to rear garden.

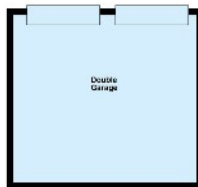
The truly impressive rear garden offers a gardener's paradise, offering breath-taking views of the neighbouring countryside with mature plantings and a good degree of privacy. Adjoining the property is a paved patio area ideal for outdoor entertaining, benefitting from outdoor lighting, power sockets, and a hidden area to the side housing a timber shed.

Steps lead down to a beautifully kept lawn surrounded by a host of planted borders stocking a variety of roses, flowers, ever-greens and trees and a decorative water feature. Three gravelled seating areas are perfectly positioned allowing you to enjoy the sun throughout different times of the day, and to the bottom of the garden is a summer house, additional outdoor power sockets and a further decorative water feature.

Ground Floor



First Floor



Measurements

Kitchen - 5.97m x 4.52m (19'7" x 14'10")max

Utility Room - 2.46m x 1.63m (8'1" x 5'4")

Breakfast Room - 3.51m x 2.97m (11'6" x 9'9")max

Formal Dining Room - 4.09m x 3.18m (13'5" x 10'5")

Living Room - 5.97m x 4.06m (19'7" x 13'4")

Snug/ Study - 4.22m x 2.87m (12'22" x 9'5")max

Guest WC - 2.03m x 1.14m (6'8" x 3'9")

Main Bedroom - 5.97m x 4.06m (19'7" x 13'4")max

En Suite - 3.02m x 1.85m (9'11" x 6'1")

Bedroom Two - 4.11m x 3.51m (13'6" x 11'6")max

En Suite Two - 2.41m x 1.37m (7'11" x 4'6")max

Bedroom Three - 4.06m x 3.35m (13'4" x 11'0")

Bedroom Four - 3.43m x 3.15m (11'3" x 10'4")max

Bedroom Five - 3.58m x 2.59m (11'9" x 8'6")

Bathroom - 2.41m x 2.08m (7'11" x 6'10")

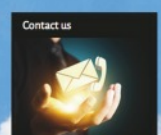
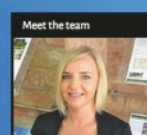


63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART



Property Search

☐ Sales ☐ Rentals Bedrooms

Price