

**HENDERSON
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ESTATE AGENTS

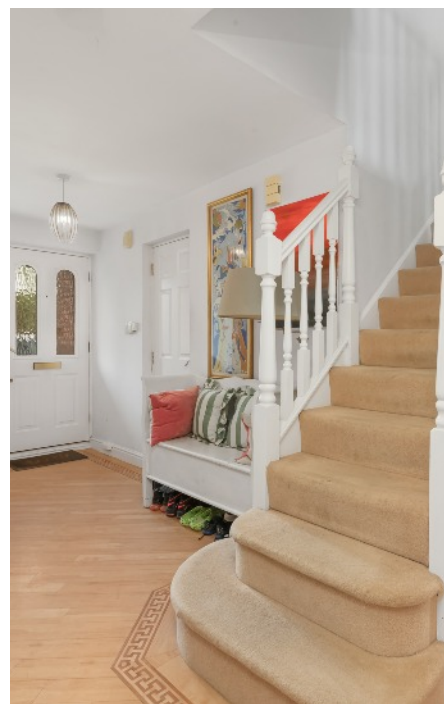


‘Executive Family Living’





Kingston Way
Market Harborough
LE16 7XB



‘Executive Family Living’

Occupying a fantastic plot within a highly desirable residential location, this executive detached family home offers an opportunity not to be missed, boasting generous proportions throughout, with three reception rooms, five double bedrooms, large south facing garden and a double garage!





Property Highlights

Situated within a short walk to Robert Smyth Academy, the property is also within walking distance to the town centre with a variety of shops and restaurants, local primary and secondary schools, the popular Grand Union Canal and the train station, providing direct links to London St Pancras within the hour.

Welcoming entrance hall boasting timber effect flooring, integral access into the double garage, a guest WC and stairs rising to the first floor.

Beautifully presented living room featuring a large bay window to the front elevation, a charming gas Fireplace and glass panelled double doors lead into the second reception room.

Fantastic open plan kitchen/dining room, providing delightful views of the rear garden and boasting attractive ceramic tiled flooring, LED ceiling spotlights, ample space for a large dining table and chair and access to the separate utility room.

The shaker style kitchen features an array of eye and base level units, an oak effect work surface, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiling, a double oven, a four-ring gas hob and space for a dishwasher and an American style fridge freezer.



Property Highlights

The utility room comprises continued tiled flooring, eye and base level units with a wood effect work-surface, ceramic wall tiling, a sink with a mixer tap and draining board, space and plumbing for a washing machine and tumble dryer, and a side door out to the garden.

Second reception room benefitting from modern carpeting, LED ceiling spotlights, and large double doors into the garden room and living room.

The garden room offers the flexibility to be used as a formal dining room, playroom or study, perfect for those working from home, with laminate flooring, LED ceiling spotlights and French patio doors leading out to the south facing garden.

Guest WC comprising timber effect flooring, a wash hand basin within a vanity unit with tiled splash backs and a low-level WC.



Property Highlights

Stairs rise to a generous galleried first floor landing, with a storage cupboard, airing cupboard and a loft hatch.

The principal bedroom is positioned to the front elevation, boasting a generous size with an array of fitted wardrobes, ample space for a super king size bed and a contemporary en-suite shower room.

The shower room comprises a chrome heated towel rail, attractive ceramic wall tiles, and a white three-piece suite to include a shower cubicle, a wash hand basin with a vanity unit and a low-level WC.

Four further well-presented bedrooms, all benefiting from being double in size and boasting fitted wardrobes and a neutral decor.

Modern family bathroom comprising a chrome heated towel rail, ceiling spotlights, attractive floor to ceiling wall tiling and a white four-piece suite. The suite incorporates a tile enclosed bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Double garage with two, electric up and over doors, power sockets, lighting and an integral door into the hallway.





Outside

Nestled within a sought-after enclave, occupying a desirable position within a stone's throw of the neighbouring green, the property is neatly set back from the road. The property boasts an attractive frontage with a driveway providing off road parking for two vehicles, a well-kept lawn with planted borders and mature hedgerow, a pathway to the covered front door and access to the double garage.

The impressive south facing rear garden is a true sun trap and boasts a fantastic size with a variety of sections to enjoy throughout the entire day. The garden features a paved patio area and gravelled seating area directly adjoining the property, a substantial and well-kept lawn surrounded by a host of established planted borders and a decked area with space for a garden table and chairs or a hot tub (current hot tub to remain in situ). In addition to this, there are outdoor power sockets, wall lighting, and a pathway to a secure side gate to the front driveway.



Measurements

Kitchen/ Dining Room - 7.52m x 4.7m (24'8" x 15'5")max

Utility Room - 2.26m x 1.7m (7'5" x 5'7")max

Living Room - 5.21m x 3.66m (17'1" x 12'0")max

Second Reception Room - 3.99m x 2.9m (13'1" x 9'6")

Garden Room - 4.17m x 2.92m (13'8" x 9'7")

WC - 1.55m x 1.14m (5'1" x 3'9")

Main Bedroom - 3.76m x 3.61m (12'4" x 11'10")max

En Suite - 2.59m x 1.65m (8'6" x 5'5")max

Bedroom Two - 4.67m x 2.9m (15'4" x 9'6")max

Bedroom Three - 3.43m x 2.82m (11'3" x 9'3")

Bedroom Four - 4.09m x 2.46m (13'5" x 8'1")max

Bedroom Five - 3.63m x 2.74m (11'11" x 9'0")max

Bathroom - 2.64m x 2.26m (8'8" x 7'5")

Double Garage - 5.11m x 5.05m (16'9" x 16'7")



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