



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Argus Close, Market Harborough

4 2 0



'A Position, Interior & Garden To Impress'

Welcoming entrance hall with attractive Amtico flooring, an under-stairs storage cupboard, access to a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring a charming bay window to the front elevation, neutral decor and carpeting.

Stunning open plan kitchen/family room spanning the entire width of the property, creating a versatile space for both living and dining, and offering a true wow factor with generous floor to ceiling windows overlooking the rear garden with French patio doors leading out. The generous space benefits from Amtico flooring and a separate utility room.

A fantastic central island provides additional cabinetry and incorporates a breakfast bar providing seating for two stools.

The utility room comprises continued Amtico flooring, a work surface, an Ideal boiler and space for a washing machine and a tumble dryer.

Generous and naturally lit landing with a window to the side elevation, an airing cupboard and a loft hatch.

Four beautifully presented bedrooms in excellent decorative order with the main and fourth bedrooms positioned to the front elevation and bedrooms two and three overlooking the rear garden.

The main bedroom boasts built in wardrobes and a stylish en-suite shower room comprising attractive wall tiling, Amtico flooring, LED ceiling spotlights, a mirror wall cabinet and a white three piece suite incorporating a large walk-in shower cubicle, a pedestal wash hand basin and a low level WC.

Bedrooms two and three are also double in size, whilst bedroom four offers an ideal single room or study, with built in wardrobes.

Modern bathroom with Amtico flooring, attractive wall tiling, LED ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low level WC.

Nestled down a private enclave, the property occupies an enviable secluded position set back from the road. The property boasts a neat and attractive frontage, with a low-level hedgerow, a well-kept lawn, planted borders and a pathway to the front door.

To the side of the property is a driveway providing off road parking in tandem for two cars, a side gate to the rear back and access to the single garage.

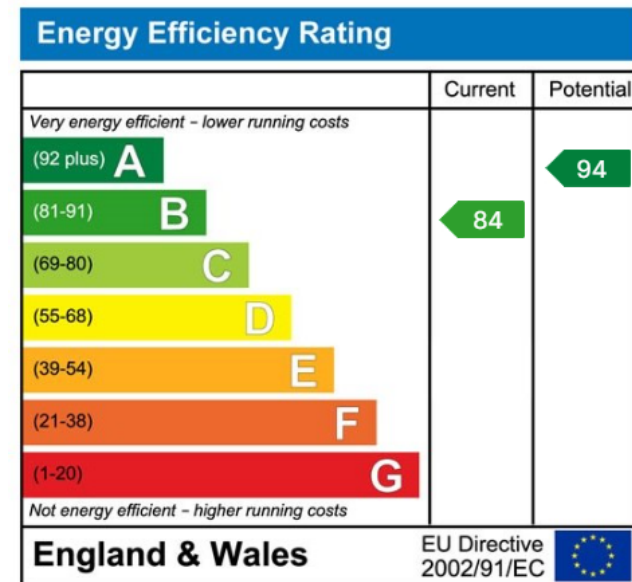
Single garage benefitting from power supply, lighting, storage space within the eaves and a manual up and over door.

The landscaped rear garden has been beautifully designed, featuring an array of established plantings and a fantastic, raised patio area. The remainder of the garden is laid to lawn, with an additional seating area directly adjoining the property and beautifully stocked flower beds. The garden also benefits from outdoor sockets and lighting, additional storage space behind the garage and a gate to the driveway.





- Kitchen / Family Room - 5.99m x 5.23m (19'8" x 17'2")max
- Utility Room - 1.78m x 1.27m (5'10" x 4'2")max
- Living Room - 4.93m x 3.45m (16'2" x 11'4")
- WC - 2.03m x 0.94m (6'8" x 3'1")
- Main Bedroom - 3.86m x 2.82m (12'8" x 9'3")
- En Suite - 1.93m x 1.45m (6'4" x 4'9")
- Bedroom Two - 3.51m x 2.67m (11'6" x 8'9")
- Bedroom Three - 3.23m x 2.41m (10'7" x 7'11")
- Bathroom - 2.03m x 1.93m (6'8" x 6'4")
- Garage - 5.87m x 3.12m (19'3" x 10'3")



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.

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