



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Weskers Close, Clipston

3 2 2



“Nature As Your Neighbour”

Occupying a generous corner plot with charming countryside & paddock views to the rear, this fantastic, detached home is sure to impress, boasting a modern kitchen and bathrooms, three bedrooms with one featuring a mezzanine floor and a stunning south-west facing garden!

Conveniently located within close walking distance to the local village amenities including the primary school, the church, village hall and countryside walks are on the doorstep. Market Harborough is just a short drive away offering a variety of independent local shops and restaurants, and a train station with excellent commuter rail links.

Entrance is gained through a contemporary composite front door, into a welcoming entry porch with a circular glazed window, a fitted door mat, laminate flooring and a door into the living room.

Well-presented living room featuring a generous window to the front elevation and a charming fireplace with a log burner.

The dining room is positioned to the rear elevation, boasting a fantastic outlook over the rear garden and countryside, with sliding patio doors out, ample space for a large dining table and chairs and two storage cupboards.

Stunning fitted kitchen featuring attractive laminate flooring, LED ceiling spotlights, two windows overlooking the garden, access to the utility room and a side door out to the garden. The kitchen boasts an array of shaker style eye and base level units, a quartz worksurface with a matching upstand, a sink with a Franke mixer tap, a single oven, an integrated fridge/freezer and an integrated dishwasher.

The utility room benefits from continued laminate flooring, a window to the front elevation, eye and base level units with a roll top worksurface, space for a washing machine and a tumble dryer and access to the shower room.

Modern shower room featuring ceramic wall tiling, a chrome heated towel rail and a white three-piece suite to include a corner enclosed shower, a wash hand basin with a vanity storage unit beneath and a low-level WC.

Three well-proportioned double bedrooms with the main bedroom overlooking the rear garden and bedrooms two and three located to the front elevation.

The second bedroom offers a fantastic guest room or main suite boasting a dressing area/study with fitted wardrobes, and a staircase to an open mezzanine room boasting a high ceiling, a velux window and space for a double bed.

Recently renovated family bathroom boasting attractive ceramic floor and wall tiling, LED ceiling spotlights and a white four-piece suite incorporating a large walk-in shower cubicle, a panel enclosed bath, a wall-hung wash hand basin with a floating vanity unit and a low-level WC.

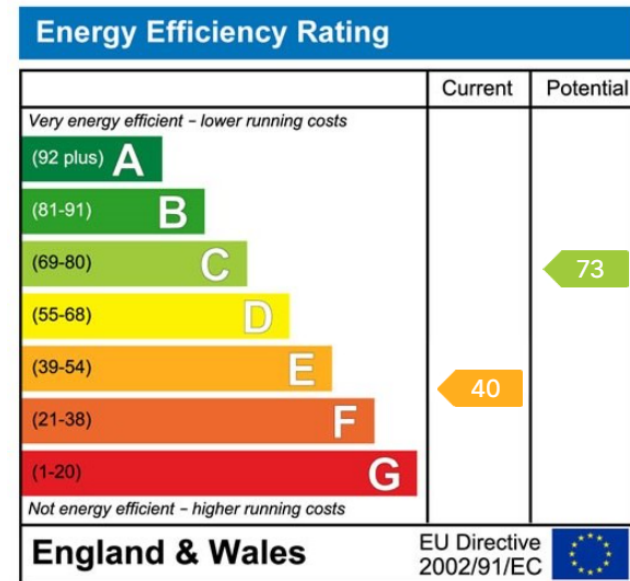
Located at the top of a quiet-cul-de sac, the property sits within a generous plot, offering a neat and attractive frontage, enclosed by mature hedgerow, and features a well-kept lawn and mature plantings. The frontage also benefits from a gravelled driveway with off road parking for two cars, a pathway to the front door and a side gate to the rear garden.

The delightful south-west facing garden is much larger than you'd expect, wrapping around the side of the property, with the neighbouring paddock providing a true tranquil feel. The garden is mainly laid to lawn, and benefits from a wrap-around plot, featuring a host of beautifully stocked planted borders, mature plantings, fruit trees, and a raised decked and patio area ideal for outdoor seating. The garden also benefits from a storage shed and a side gate to the front elevation.





- Living Room - 4.95m x 3.73m (16'3" x 12'3") max
- Dining Room - 5.38m x 4.27m (17'8" x 14'0") max
- Kitchen - 4.01m x 2.64m (13'2" x 8'8")
- Utility Room - 4.9m x 2.72m (16'1" x 8'11") max
- Shower Room - 1.98m x 1.73m (6'6" x 5'8")
- Main Bedroom - 5.38m x 2.69m (17'8" x 8'10")
- Bedroom Two - 3.66m x 3.66m (12'0" x 12'0") max
- Dressing Area/Study - 3m x 2.79m (9'10" x 9'2")
- Bedroom Three - 4.9m x 2.72m (16'1" x 8'11")
- Bathroom - 3.48m x 1.88m (11'5" x 6'2")



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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.

