






**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Florence Grove, Market Harborough, LE16 9NY

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“Show Home Standard”

Boasting immaculately presented accommodation, generous proportions with a fantastic open plan layout and a scenic open outlook, this three bedroom semi-detached property is sure to impress with its high quality finish!

Built by Avant Homes in 2020, the property offers a show home standard with a wealth of upgrades and is conveniently located within walking distance to Farndon Fields Farm Shop, local schools, shops and the town centre.

Entrance is gained through the composite front door leading into the inviting and open plan kitchen/ dining/living space boasting high quality LVT flooring throughout, access to a useful under stair storage cupboard and stairs flowing up to the first-floor landing.

Immaculately presented kitchen/dining area offering a fantastic entertaining space with ample space for a central dining table and an attractive, scenic outlook. The kitchen comprises two-tone eye and base level fitted units, square edged work surfaces, a stainless-steel sink with draining board, space for a washing machine and a host of Hotpoint appliances to include a fridge/freezer, electric oven, microwave, four ring gas hob and a dishwasher.

Guest WC tastefully decorated with continued LVT flooring, ceramic tiled walls and a white two-piece suite.

Stunning and spacious living area with panelled walls adding a touch of character and bi-folding doors leading out to the rear garden.

First floor landing with access to the attic via a hatch and the airing cupboard housing the combi-boiler.

Well-presented main bedroom with a window to the rear elevation, fitted wardrobes with sliding doors, timber panelled walls and an en suite shower room. The en suite comprises LVT flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a walk-in shower enclosure with a fitted shower over.

Two further bedrooms, one of which is double in size with fitted wardrobes and the third bedroom currently used as a nursery but could easily be a single bedroom or study if required.

Family bathroom comprising LVT flooring and a white three-piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

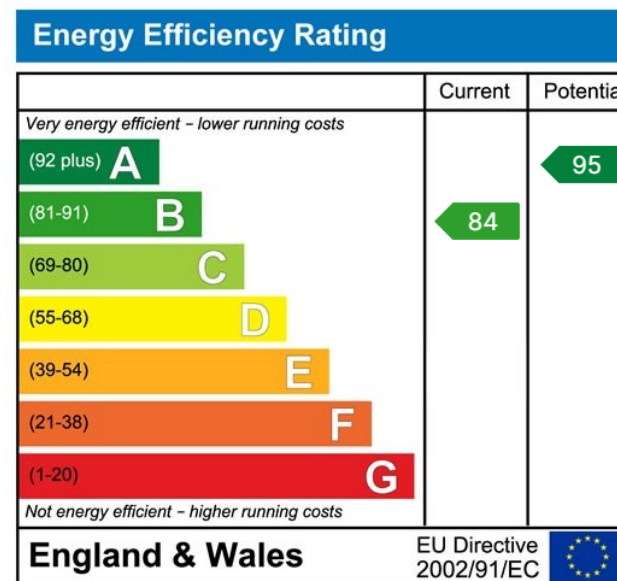
The property features a neat frontage comprising a lawn area enclosed by iron railings and a hard standing driveway with parking for three cars and an electric car charging point (available by separate negotiation). The rear garden features a patio leading from the rear doors, a lawn area, a raised decking area offering the ideal space to sit out and entertain with friends and a garage-sized shed currently being utilised as a home gym.





Total area: approx. 87.4 sq. metres (940.7 sq. feet)

- Living Room - 5.36m x 3.05m (17'7" x 10'0")
- Kitchen/Dining Room - 5.36m x 3.71m (17'7" x 12'2")
- Main Bedroom - 3.35m x 3.05m (11'0" x 10'0")
- En Suite - 2.29m x 1.17m (7'6" x 3'10")
- Bedroom Two - 3.07m x 2.97m (10'1" x 9'9")
- Bedroom Three - 3.28m x 2.21m (10'9" x 7'3")
- Bathroom - 2.21m x 1.68m (7'3" x 5'6")



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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