



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Eady Drive,

3 2 1



“A Warm Welcome...”

..... to this fantastic three-bedroom detached home boasting a well presented interior throughout, a garage and a delightful rear garden!

Built in 2014 by Persimmon Homes, the property is set on the popular Blackberry Grange development with countryside walks close by, the A508 within close driving distance providing excellent travel links to the A14, M1, M6 and Northampton, and Market Harborough town centre, train station and other location amenities within walking distance.

Welcoming entrance hall with tiled effect flooring, an under stairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring dual aspect windows flooding the room with natural light.

Well presented kitchen/dining room complete with tiled effect flooring, space for a dining table and chairs, a window to the front elevation and French patio doors lead out to the garden.

The kitchen comprises an array of eye and base level units, a roll top worksurface, a stainless steel sink with a mixer tap, a single oven, a four ring gas hob and space for a fridge/freezer, dishwasher and a washing machine.

Guest WC with a wash hand basin and a low level WC.

Stairs rise to a naturally light first floor landing with a window to the rear elevation, an airing cupboard and a loft hatch.

Three well proportioned bedrooms, two being double in size, with the main bedroom featuring dual aspect windows and a modern en-suite shower room.

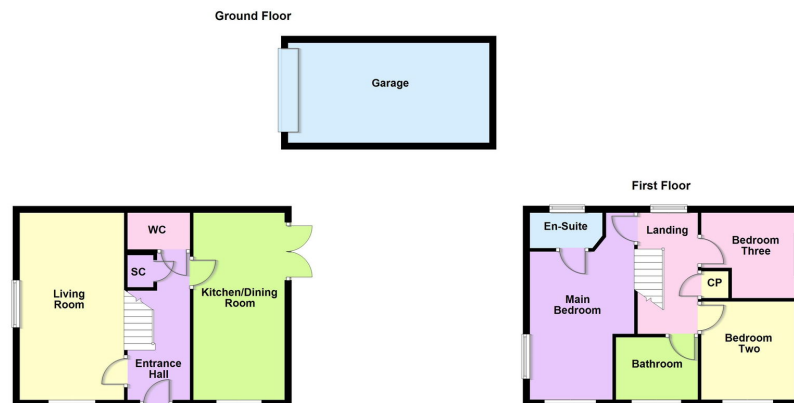
Family bathroom complete with tiled effect flooring, attractive wall tiling, a panel enclosed bath with a shower screen and shower over, a wash hand basin and a low level WC.

Detached single garage with a manual up and over door, power supply, lighting and a side personnel door to the garden.

Nestled within a desirable cul-de-sac, the property boasts a neat and attractive frontage with a driveway providing off road parking for two cars to the rear, and a single garage.

The delightful rear garden has been beautifully designed boasting a variety of sections to enjoy throughout the day. The garden features a generous paved patio area, a well kept artificial lawn, and an array of planted and gravelled borders stocking mature plantings. There is also access into the garage, and a side gate providing access to the driveway.





- Living Room - 5.56m x 3.1m (18'3" x 10'2")
- Kitchen/Diner - 5.77m x 5.56m (18'11" x 18'3")
- WC - 1.85m x 1.09m (6'1" x 3'7")
- Main Bedroom - 4.27m x 3.18m (14'0" x 10'5")
- En-Suite - 2.21m x 1.19m (7'3" x 3'11")
- Main Bedroom with En-suite
- Bedroom Two - 2.92m x 2.77m (9'7" x 9'1")
- Bedroom Three - 2.77m x 2.51m (9'1" x 8'3")
- Bathroom - 2.44m x 1.85m (8'0" x 6'1")
- Garage - 5.97m x 2.97m (19'7" x 9'9")



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

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.

