



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Moseley Avenue, Market Harborough

4 2 2



“Family Fortunes”

Situated in the sought-after Blackberry Grange and built by Persimmon Homes in 2015, this fantastic detached residence boasts generous proportions, a neutral finish throughout, four double bedrooms, a spacious rear garden and off road parking making this an ideal family home!

Conveniently located within walking distance to the Leisure Centre, Little Bowden recreation ground and primary school, the town centre and the train station with excellent commuter rail links. The A6 and A14 are also close by offering easy driving links.

Entrance through the timber front door leading into the inviting entrance hall with attractive timber effect vinyl flooring, access to the guest WC and stairs rise to the first floor.

Formal dining room boasting a bay window to the front elevation flooding the room with natural light, continued vinyl flooring and offering the potential to be used as a playroom or study for those working from home.

Well-proportioned living room with French doors overlooking the rear garden.

Attractive kitchen/breakfast room comprising attractive vinyl flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an Electrolux electric double oven with a four ring gas hob, an integrated dishwasher and washing machine, space for a freestanding fridge/freezer, space for an island or breakfast bar, and French doors open out to the rear garden.

A Utility room has been created using space from the rear of the garage, with space and plumbing for multiple appliances and a door out to the side of the property.

Guest WC with timber effect vinyl flooring and a white two piece suite.

First floor landing with access to the attic space via a hatch.

Main bedroom with a window overlooking the rear garden and benefitting from an en suite shower room. The en suite comprises timber effect vinyl flooring, a wall-mounted radiator and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

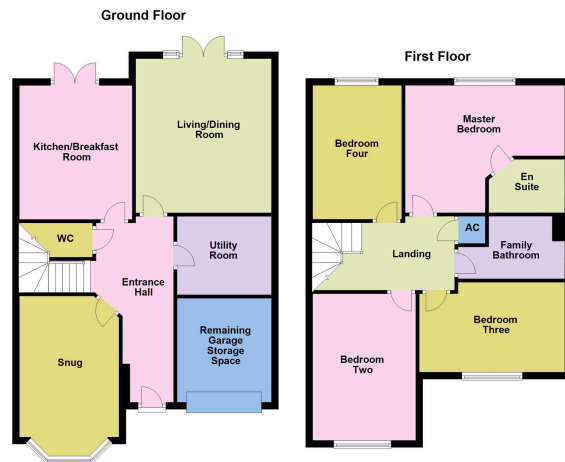
Three further bedrooms, all of which are double size.

Family bathroom comprising attractive vinyl flooring, a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

Remaining garage storage space with a manual up and over door and benefitting from power and light.

The property boasts a neat and attractive frontage comprising a hard standing driveway providing off road parking for two cars and a lawn area with a paved path leading to the front door. There is an electric car charger that is available by separate negotiation. The rear garden has been professionally landscaped and well-maintained to feature a generous stone patio leading from the rear doors offering the perfect place to sit and entertain. The remaining garden is laid to lawn with a wrap-around mature border and a raised decking area to the rear, positioned perfectly to capture the last of the evening sun.





- Living/Dining Room - 4.44m x 3.91m (14'7" x 12'10")
- Kitchen/Breakfast Room - 3.86m x 3.07m (12'8" x 10'1")
- Snug - 4.67m x 2.87m (15'4" x 9'5")
- Utility Room - 2.54m x 2.26m (8'4" x 7'5")
- Main Bedroom - 4.5m x 3.68m (14'9" x 12'1") En Suite - 2.08m x 1.5m (6'10" x 4'11")
- Bedroom Two - 4.17m x 2.87m (13'8" x 9'5")
- Bedroom Three - 3.96m x 2.57m (13'0" x 8'5")
- Bedroom Four - 4.19m x 2.59m (13'9" x 8'6")
- Bathroom - 3.07m x 1.8m (10'1" x 5'11")
- Garage Storage - 3m x 2.62m (9'10" x 8'7")



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.

