



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Overdale Close, Market Harborough, LE16 8FD

4 2 2



“An Interior to Impress!”

Entrance is gained through the contemporary, composite front door into the inviting entrance hall with attractive Karndean flooring and an immaculate decor. The hallway features a stunning, bespoke oak staircase that rises to the first floor with recessed built in cabinetry offering excellent storage.

Beautifully appointed living room finished to an exceptionally high standard and offering a wealth of charm with a stunning inset log burner with slate hearth and pocket sliding doors provide access into the kitchen/dining room.

Stunning, open plan kitchen/dining room spanning the width of the property with continued Karndean flooring and overlooking the rear garden with a desirable south facing aspect. The fantastic social space benefits from ample space for a dining table and chairs, French doors leading out to the rear garden and LED ceiling spotlights.

The high quality kitchen has been tastefully designed with an array of shaker style eye and base level units, a Quartz worktop with upstand, an inset, one and a half bowl stainless steel sink with draining grooves, a double Neff oven and a four ring Bosch induction hob, an integrated dishwasher, space for a fridge/freezer, a useful cupboard housing the boiler and a breakfast bar.

Separate utility room with continued Karndean flooring, a host of additional eye and base level units; a Quartz worktop, space for a washing machine, access to the guest WC and side access to the garden.

Guest WC incorporating a white two piece suite to include a low level WC and a pedestal wash hand basin.

Ground floor study/playroom offering a flexible layout with the potential to also be used as a fifth bedroom with bespoke cabinetry storage, attractive laminate flooring and a traditional style radiator.

First floor landing with access to all rooms, and the generous loft hatch with a pull down ladder and boarding.

Four good sized bedrooms, all being double in size with three out of the four bedrooms enjoying fitted wardrobes.

The main bedroom is situated to the front elevation with a host of wardrobes and an en suite shower room. The modern en suite shower room has been recently refitted with a wealth of fitted storage, an anthracite heated towel rail and a three piece suite. The contemporary three piece suite comprises an oversized, fully tiled, walk in shower with rain water shower head, a low level WC and a vanity enclosed wash hand basin.

Luxury family bathroom featuring decorative tiled flooring, metro tiling to dado height, an anthracite towel rail and a three piece suite. The three piece suite incorporates a high gloss panel enclosed bath with shower over and screen, a pedestal wash hand basin and a low level WC.

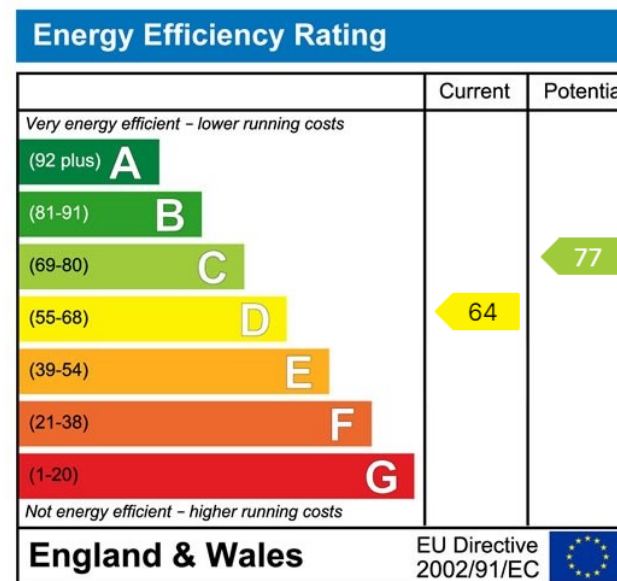
Occupying a desirable corner plot, the property boasts an attractive and well-presented exterior with new fascias, guttering and front porch roof. There is a generous block paved driveway providing off road parking for three cars and side access to the garden.

The south facing rear garden offers a fantastic entertaining area with its sun trap, good degree of privacy and variety of sections. There is a generous paved patio offering an ideal seating area, a main lawn and a fantastic oak framed gazebo offering a fantastic feature to the garden. To the side of the garden is a fenced off bark chipping area with access to a timber constructed shed making an idea area for chickens, a play area for children or garden storage.





- Living Room - 4.9m x 3.25m (16'1" x 10'8")
- Kitchen/Dining Room - 6.55m x 3.05m (21'6" x 10'0")
- Study/Playroom - 4.06m x 2.39m (13'4" x 7'10")
- Utility - 1.78m x 1.45m (5'10" x 4'9")
- Main Bedroom - 4.78m x 3.23m (15'8" x 10'7") Max
- En Suite - 2.18m x 1.93m (7'2" x 6'4") max
- Bedroom Two - 4.29m x 3.58m (14'1" x 11'9") max
- Bedroom Three - 3.71m x 2.31m (12'2" x 7'7") max
- Bedroom Four - 3.33m x 3.25m (10'11" x 10'8")
- Bathroom - 2.31m x 1.78m (7'7" x 5'10")



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.

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

