



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Collingswood Close, Market Harborough

3 2 1



“Modern Living with Character!”

Nestled within a desirable cul-de-sac, benefitting from a delightful south facing garden and beautiful interior throughout, this attractive three-bedroom home built by the reputable Persimmon Homes in 2023, offers modern living with a personal touch of character!

The property is set on the popular Hawthorn 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 featuring attractive LVT flooring and stairs rise to the first floor.

Well-presented kitchen/dining room, boasting triple aspect windows, continued LVT flooring, space for a dining table and chairs and a separate utility room.

The stylish fitted kitchen is complete with an array of shaker style eye and base level units, a roll top work-surface, a Leisure one and a half bowl sink with a mixer tap and draining board, a single oven, an integrated dishwasher and fridge/freezer.

The utility room features matching flooring and wall units, an integrated washing machine, access to the guest WC and a door out to the garden.

Guest WC comprising LVT flooring, a wall hung wash hand basin and a low-level WC.

Beautifully-appointed living room, boasting a dual aspect flooding the room with natural light, with a charming decor, LVT flooring and French patio doors lead out to the south facing garden.

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

Three well-presented bedrooms, in excellent decorative order.

The fantastic main bedroom features dual aspect windows, ample space for a king size bed and a modern en-suite shower room. The shower room comprises attractive wall tiling, timber effect flooring and a white three-piece suite to include a large walk-in shower, a pedestal wash hand basin and a low-level WC.

Bedrooms two and three also benefit from dual aspect windows, with bedroom two also being double in size and bedroom three offering a large single room or ideal study.

The stylish main bathroom is complete with stunning wall tiling, timber effect flooring and a white three-piece suite, incorporating a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

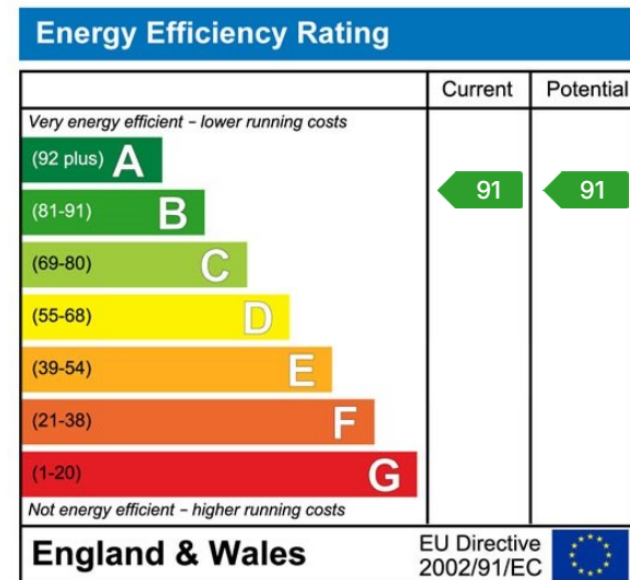
Nestled within a desirable cul-de-sac, the property features a neat and attractive frontage with planted borders, a well-kept lawn and a central pathway to the front door. To the rear of the property is off road parking in tandem for two vehicles, an electric car charging point and a gate to the garden.

The rear garden has been beautifully landscaped, designed to enjoy throughout the entire day and boasting a popular south facing aspect. The garden benefits from a generous paved patio area ideal for outdoor entertaining, a well-kept lawn, and delightful tress to include two eucalyptus trees, an olive tree and an apple tree. A timber shed is also in situ, and a rear gate leads to the driveway.





- Living Room - 5.61m x 3.1m (18'5" x 10'2")
- Kitchen/Dining Room - 5.61m x 2.77m (18'5" x 9'1")
- Utility Room - 1.88m x 1.57m (6'2" x 5'2")
- WC - 1.45m x 0.89m (4'9" x 2'11")
- Main Bedroom - 5.61m x 3.18m (18'5" x 10'5") Max
- En-Suite - 2.18m x 1.17m (7'2" x 3'10")
- Bedroom Two - 3.28m x 2.84m (10'9" x 9'4") Max
- Bedroom Three - 2.79m x 2.34m (9'2" x 7'8")
- Bathroom - 2.16m x 1.85m (7'1" x 6'1")



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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.

