



**“ Show Home Standard ”**





98 Rainsborough Gardens  
Market Harborough  
LE16 9LW





## “Show Home Standard”

Situated in a desirable and popular location, this impressive and detached bungalow has been thoroughly renovated over the past three years and boasts three / four bedrooms, a stunning kitchen/dining/living room, an annexe and a show home finish throughout!







## Property Highlights

Entrance through the composite front door leading into the inviting and welcoming entrance hall boasting a Velux window injecting natural light, stunning Amtico “Basket Weave” flooring, period style radiators, and a fitted storage cupboard.

Stunning, extended kitchen/living/dining room comprising Amtico herringbone oak flooring, an exposed brick wall and a Morso log burner adding a touch of character, three Velux windows flooding the space with natural light, bi-folding doors opening out to the rear garden, and ample space for a six-seater dining table and chairs.

The high-quality, hand painted Magnet kitchen comprises a host of shaker style fitted units with Hendel & Hendel door handles, Quartz work surfaces with a matching splash back, Neff larder fridge and larder freezer, an integrated Neff dishwasher, two Neff ovens with a warming drawer and space for a large wine cooler. A contrasting Magnet Nordic Oak island unit with a Neff down draught extractor, Quartz work surfaces and space for four breakfast stools.

Separate utility room with high quality Amtico flooring, space for a washing machine and tumble dryer, space for shoe storage and a door into the garage storage space.





## Property Highlights

The storage space features light, power, a Hormann electric up and over door, and is currently used as a home gym.

Truly impressive bathroom comprising marble effect tiled walls and flooring, a Velux window injecting natural light with electric opening, a low-level WC, a vanity enclosed wash hand basin, an LED demisting mirror, a walk-in shower enclosure with rainwater style shower over, and a stunning roll top bath with a recessed shelf.

Stunning main bedroom situated to the rear of the property with bi-folding doors opening out to the delightful rear garden, high quality Amtico flooring, a walk-in dressing area with fitted storage and a beautiful en suite shower room. The modern and stylish en suite benefits from floor to ceiling tiling, a heated towel rail, a wall hung drawer vanity unit with a countertop wash hand basin, a fully enclosed rainwater shower with an additional handset and a low-level WC.

Light and spacious second bedroom with a window to the front elevation with plantation style shutters, Amtico flooring and bespoke fitted wardrobes.





## Property Highlights

Bedroom three is also situated to the front elevation and is currently being used as a study, perfect for those working from home, but also offers the flexibility to be used as a single bedroom/nursery if required.

An impressive and high quality, cedar clad annexe is situated in the garden, providing space for a potential additional double bedroom, with its own en-suite. The versatile space is currently used as a beauty studio and offers the flexibility to also be used as a separate home office or gym, featuring Amtico herringbone flooring, a modern decor, shaker style units with a marble effect work surface and a stylish ceramic sink. The annexe comprises electricity supply, a Daikin air conditioning unit, central heating, LED ceiling spotlights and bi-fold doors opening out to the garden.

The en-suite features continued Amtico herringbone flooring, a heated towel rail, built in cabinetry, LED ceiling spotlights and a white three-piece suite with brass fittings to include a large shower cubicle with stylish shower boards, a wash hand basin and a low-level WC.







## Outside

The property features a professionally landscaped and beautifully maintained frontage, featuring attractive two-tone gravel with gravel grids, a lawn area with a planted tree and a block paved border. The beautifully landscaped west facing rear garden, provides an ideal space to relax and entertain, boasting a sleek porcelain paved patio area with ample space for garden furniture, stylish fencing, outdoor lighting, a manicured lawn and well stocked raised planters. The porcelain paving flows around the side of the property to a covered passageway, with LED spotlights, leading to a secure side gate to the front elevation.



## Measurements

### Kitchen/ Dining Room

6.15m x 5.44m (20'2" x 17'10")max

### Utility Room

3.53m x 2.46m (11'7" x 8'1")max

### Living Room

4.5m x 3.35m (14'9" x 11'0")

### Main Bedroom

3.89m x 2.95m (12'9" x 9'8")

### Dressing Room

3.89m x 1.32m (12'9" x 4'4")

### En Suite

2m (8'11" x 5'0")max

### Bedroom Three

3.58m x 3.3m (11'9" x 10'10")

### Bedroom Four

2.51m x 2.46m (8'3" x 8'1")max

### Bathroom

3.4m x 1.83m (11'2" x 6'0")

### Remaining Garage

2.49m x 2.11m (8'2" x 6'11")

### Bedroom Two

4.29m x 3.84m (14'1" x 12'7")max

### En Suite

2.72m x 1.02m (8'11" x 3'4")

**Ground Floor**  
Approx. 136.3 sq. metres (1467.0 sq. feet)



Total area: approx. 136.3 sq. metres (1467.0 sq. feet)



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

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

## CONNECT with Henderson Connellan - SMART



**Property Search**

☐ Sales ☐ Rentals  Bedrooms

Price