



" 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.



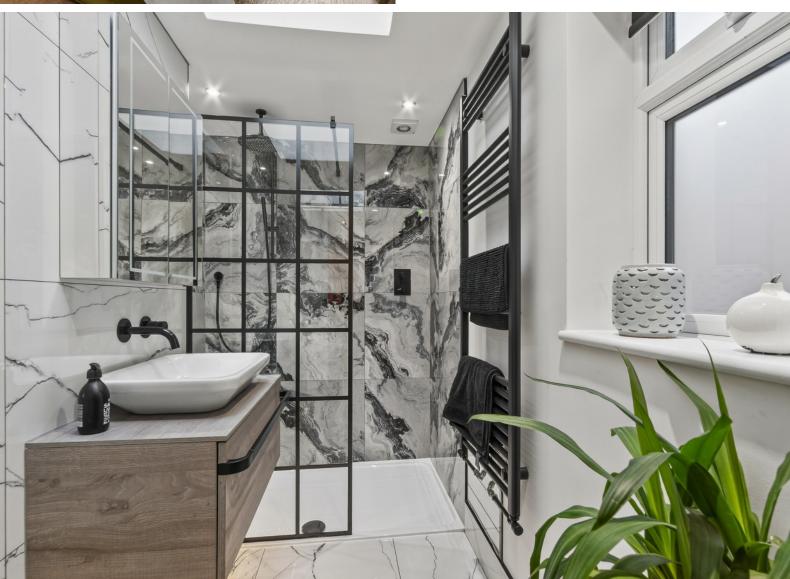
Property Highlights

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 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

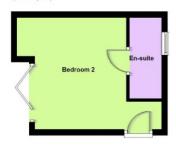
4.29m x 3.84m (14'1" x 12'7")max

En Suite

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

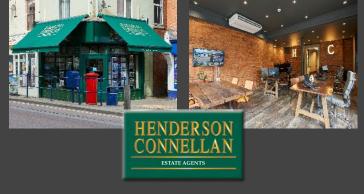


Ground Floor Approx. 138.3 sq. metres (1487.0 sq. feet)





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



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