



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Coleridge Way, Market Harborough, LE16 8FL

 4  2  3



## "Quality Family Home"

This attractive detached family home offers versatile accommodation, a generous open-plan kitchen/dining/family room, a separate living room and a useful ground-floor study, ideal for home working. Upstairs, there are four well-proportioned bedrooms, with the main bedroom boasting en suite facilities, along with a family bathroom. Further benefits include a utility room, ground-floor WC and a detached double garage.

Entrance through the timber and glass panelled front door leading into the spacious and inviting entrance hall with high quality laminate flooring, access to the sizeable guest WC, the under-stair storage cupboard and stairs flow up to the first-floor landing.

Well-appointed living room of a good size and benefitting from a dual aspect with a side light window and a bay window to the front elevation, flooding the space with natural light.

Impressive and spacious kitchen/dining/family room with French doors opening out to the rear patio, ceramic tiled flooring with under floor heating, ample space for a large dining table and chairs, and a door through to the utility room.

The kitchen comprises a host of eye and base level fitted units, granite work surfaces, an inset one and a half bowl sink, and integrated Bosch appliances to include an electric double oven, a microwave, a five-ring gas hob, a fridge/freezer and a dishwasher.

Separate utility room with continued tiled flooring with underfloor heating, eye and base level units, a stainless-steel sink with draining board, space for a washing machine and tumble dryer, and a door out to the driveway.

Ground floor study with a window to the front elevation, perfect for those working from home without having to lose a bedroom.

Guest WC comprising of high quality laminate flooring, ceramic tiled walls and a white two-piece suite.

First floor landing with access to all bedrooms, the attic via a hatch and the airing cupboard.

Spacious main bedroom with a window to the front elevation injecting natural light, fitted wardrobes and a fantastic en suite shower room. The impressive en suite comprises a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a double width shower enclosure with a fitted shower over.

Three further bedrooms, all of which benefit from being double in size.

Modern family bathroom comprising, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a vanity enclosed wash hand basin, a panel enclosed bath with a handheld shower wand, and a separate shower enclosure with a fitted shower over.

Detached double garage, benefitting from being plastered with LED ceiling spotlights, two manual up and over doors, power and light.

The property retains a desirable position and boasts ample parking for up to six cars if required, with shared parking available in the bay opposite.

The property benefits from PV solar panels which are owned, with two batteries in the loft space generating 3.7kwh with capacity to store 4.8kwh and significantly reduce the electric bills.

The service charge from 1st July 2025 - 31st December 2025 was £239.16 for maintenance of the shared areas of the development.





- No chain
- Living Room - 4.9m x 3.78m (16'1" x 12'5") excluding bay
- Kitchen/Dining/Family Room - 7.72m x 3.78m (25'4" x 12'5") max
- Main Bedroom - 5.11m x 3.81m (16'9" x 12'6") max
- Bedroom Two - 3.96m x 3.38m (13'0" x 11'1")
- Bedroom Three - 3.81m x 3.78m (12'6" x 12'5") max
- Bedroom Four - 3.86m x 2.77m (12'8" x 9'1")
- Bathroom - 2.77m x 2.16m (9'1" x 7'1")
- Study - 3.4m x 2.24m (11'2" x 7'4")
- Double Garage - 5.82m x 5.82m (19'1" x 19'1")



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.

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