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ESTATE AGENTS



**“Location & Design
Combine...”**





**Burghley Close
Market Harborough
LE16 8BW**



“Location & Design Combine...”

...to form this impressive and extended detached residence, built by the reputable David Wilson Homes and situated in a popular residential location, boasting a fantastic, open plan kitchen/dining/family room, generous proportions and well-presented accommodation through, a west facing rear garden, off road parking and a garage!





Property Highlights

Conveniently located within walking distance to Meadowdale primary school, the town centre, local gyms and other amenities, and the train station with direct links into London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with solid oak flooring and stairs flowing up to the first-floor landing with bespoke fitted storage under the stairs.

Spacious living room featuring a large bay window to the front elevation, flooding the room with natural light and a multi-fuel log burner adding a touch of character and a focal point to the room.

The showpiece of the home is the amazing kitchen/dining/family room, extended to the rear in 2015 to create a fantastic entertaining space boasting bi-folding doors and electric Velux windows, ceramic tiled flooring with underfloor heating and ample space for a large dining table and chairs.

Property Highlights

The kitchen comprises a host of eye and base level high gloss units, granite work surfaces, an inset stainless-steel sink with a Quooker tap, two Neff electric ovens, a five ring Neff hob, space for a freestanding dishwasher and American-style fridge/freezer.

Separate utility room with continued units and tiled flooring, a stainless-steel sink, space for a washing machine and tumble dryer, and a door out to the side of the property.

Guest WC with tiled flooring and a white two-piece suite.

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

Impressive main bedroom featuring a window to the front elevation injecting natural light, fitted storage and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a heated towel rail, a low-level WC, a pedestal wash hand basin and a walk-in shower enclosure with a fitted shower over.



Property Highlights

Three further bedrooms, two of which benefit from being double in size and the second bedroom with two fitted wardrobes.

Modern and stylish family bathroom comprising ceramic tiled flooring and walls, a heated towel rail and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a rainwater style shower over and a handheld shower wand.

Single garage with a manual up and over door and benefitting from power and light.





Outside

The neat and attractive frontage features a lawn area retained by a low-level hedgerow with a mature tree centrepiece and a hard standing driveway providing off road parking for two cars.

The west facing rear garden has been professionally landscaped and well maintained to feature a slate patio leading from the bi-folding doors offering the perfect place to sit out in the afternoon sun.

The remaining garden is laid lawn with a wrap-around mature border and a greenhouse to the rear of the garden.



Measurements

Living Room

5m x 3.33m (16'5" x 10'11")

Kitchen/Dining/Family Room

8.18m x 6.2m (26'10" x 20'4") max

Utility

2.67m x 2.01m (8'9" x 6'7")

WC

1.65m x 0.84m (5'5" x 2'9")

Main Bedroom

4.24m x 3.73m (13'11" x 12'3") max

En Suite

2.36m x 1.19m (7'9" x 3'11")

Bedroom Two

4.04m x 3.71m (13'3" x 12'2") max

Bedroom Three

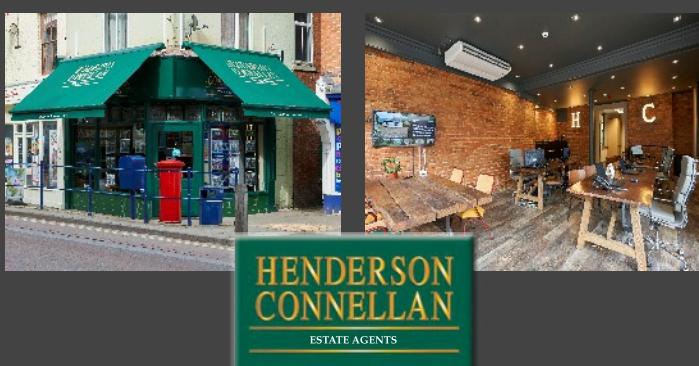
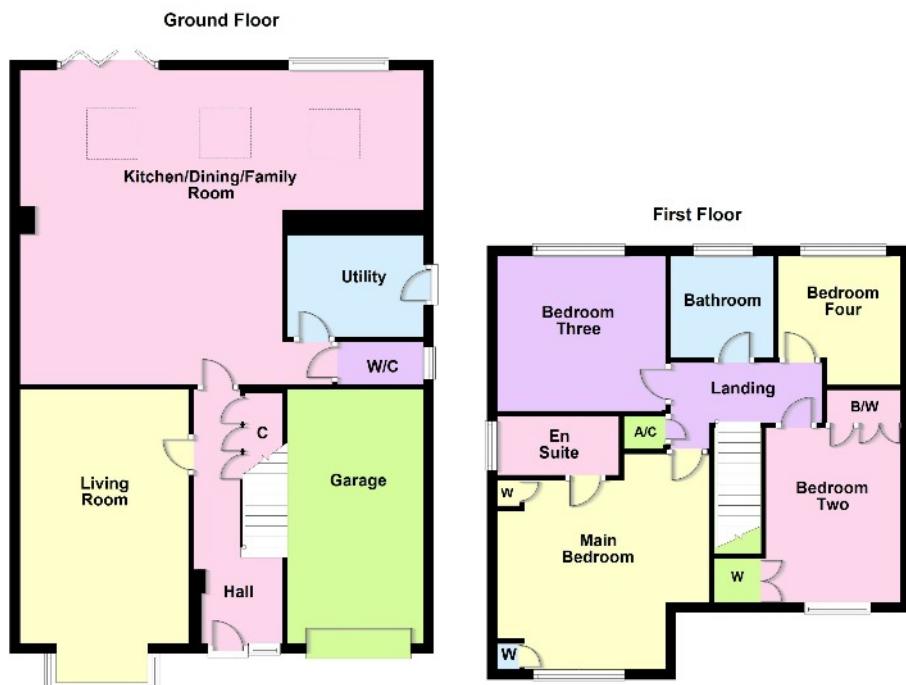
3.33m x 3.05m (10'11" x 10'0")

Bedroom Four

2.54m x 2.41m (8'4" x 7'11")

Bathroom

2.03m x 2.01m (6'8" x 6'7")



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