



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Room To Grow!"

Situated on the ever-popular Farndon Fields development, this impressive three-storey property offers room to grow with its generous proportions throughout, four bedrooms, a pretty rear garden and off-road parking!



Freshman Way
Market Harborough
LE16 9GN





Conveniently located within close walking distance to the local park, Farndon Fields Farm Shop and a local primary school. Other amenities such as the town centre, secondary schools and the train station are also within walking distance.



Entrance through the timber front door leading into the inviting entrance hall with a fitted floor mat, ceramic tiled flooring stairs rising to the first-floor landing, and access to the guest WC.



Modern kitchen comprising ceramic tiled flooring, eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated AEG electric cooker, a four ring Bosch electric hob, and space for a freestanding dishwasher, washing machine and fridge/freezer.



Spacious and naturally light living/dining room, boasting large windows and French doors flowing out to the rear garden, high quality solid timber flooring, and a useful under stair storage cupboard.

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

First floor landing with stairs flowing up to the second floor and the airing cupboard housing the pressurised water tank, benefitting from solar water heating.



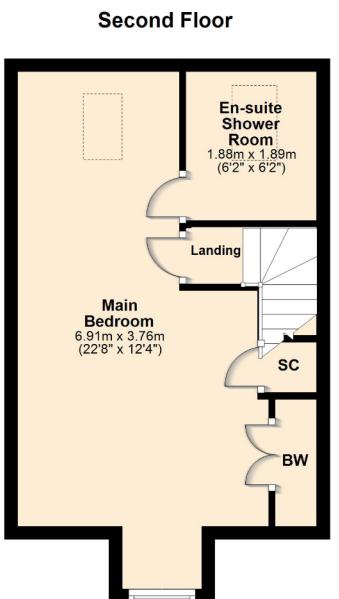
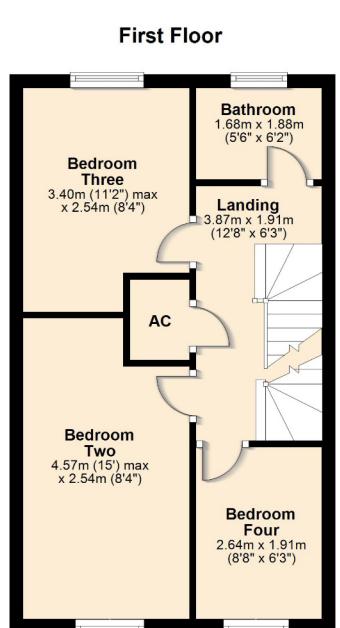
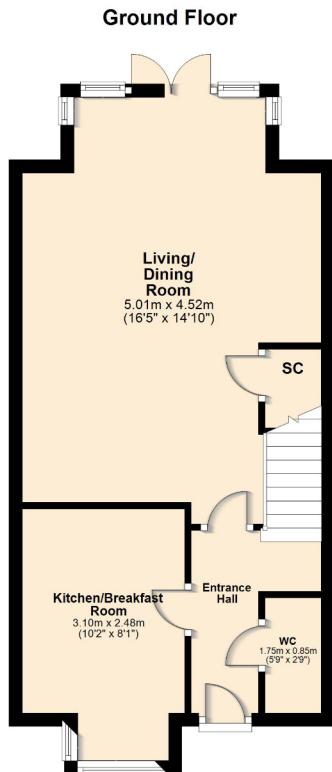
Three bedrooms are situated on the first floor, two of which benefit from being double in size, with the fourth a good-sized single, or perfect to be utilised as a study for those working from home.

Family bathroom comprising ceramic tiled flooring and splashbacks, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin, and a panel enclosed bath with a rainwater style shower over.

The main bedroom is a fantastic size and occupies the entire top floor, benefitting from dual aspect windows flooding the space with natural light, ample fitted storage and an en suite bathroom. The well-appointed en suite comprises timber effect vinyl flooring, a Velux window, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

There is a service charge of approximately £140pa paid to the Farndon Fields Management Company for maintenance of the shared areas of the development. The current charge is paid up to the end of September 2026.

The delightful rear garden benefits from afternoon sun and had been landscaped by the current owners to feature a pergola covered paved patio area leading from the rear doors, perfect to enjoy those summer afternoons. The majority of the plant pots with a mature collection of plantings are available to stay, along with the sheds and storage either side of the property. A secure timber gate flows out to the rear, with access to the off-road parking for two cars.



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.co.uk