



Measurements

Living Room	18' 1" x 14' 8" (5.51m x 4.47m)
Kitchen/Dining Room	22' 8" x 13' 8" (6.90m x 4.16m) max
Playroom/Study	8' 9" x 6' 11" (2.66m x 2.11m)
Utility	6' 11" x 3' 11" (2.11m x 1.19m)
WC	5' 7" x 5' 4" (1.70m x 1.62m)
Master Bedroom	14' 8" x 14' 1" (4.47m x 4.29m) max
Master En Suite	7' 6" x 4' 2" (2.28m x 1.27m)
Bedroom Two	13' 8" x 9' 11" (4.16m x 3.02m) max
En Suite Two	5' 5" x 4' 10" (1.65m x 1.47m)
Bedroom Three	13' 8" x 12' 8" (4.16m x 3.86m) max
Bedroom Four	9' 8" x 7' 2" (2.94m x 2.18m)
Bedroom Five	9' 2" x 6' 4" (2.79m x 1.93m)
Bathroom	7' 2" x 5' 0" (2.18m x 1.52m)
Games Room	18' 5" x 10' 10" (5.61m x 3.30m)
Garage	11' 8" x 8' 8" (3.55m x 2.64m)
WC	6' 5" x 5' 2" (1.95m x 1.57m)



63 High Street,
Market Harborough,
Leicestershire,
LE16 7AF
01858 410400

marketharboroughsales@hendersonconnellan.co.uk



“Executive Family Living!”

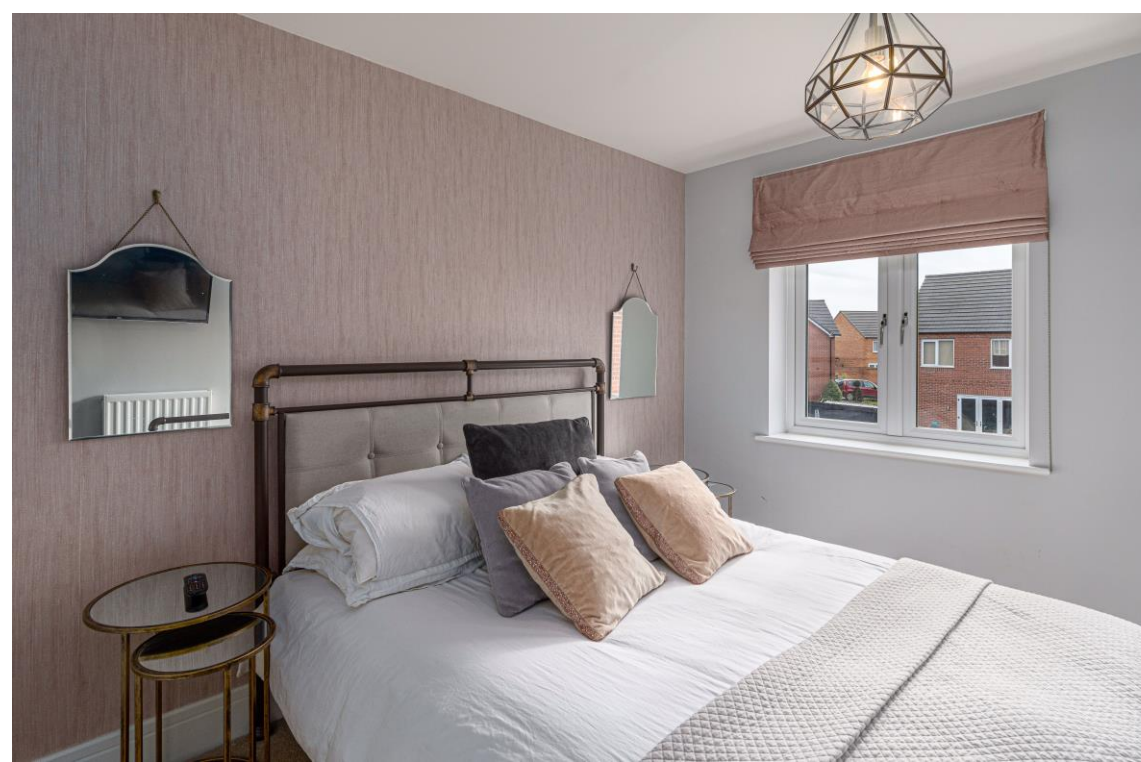
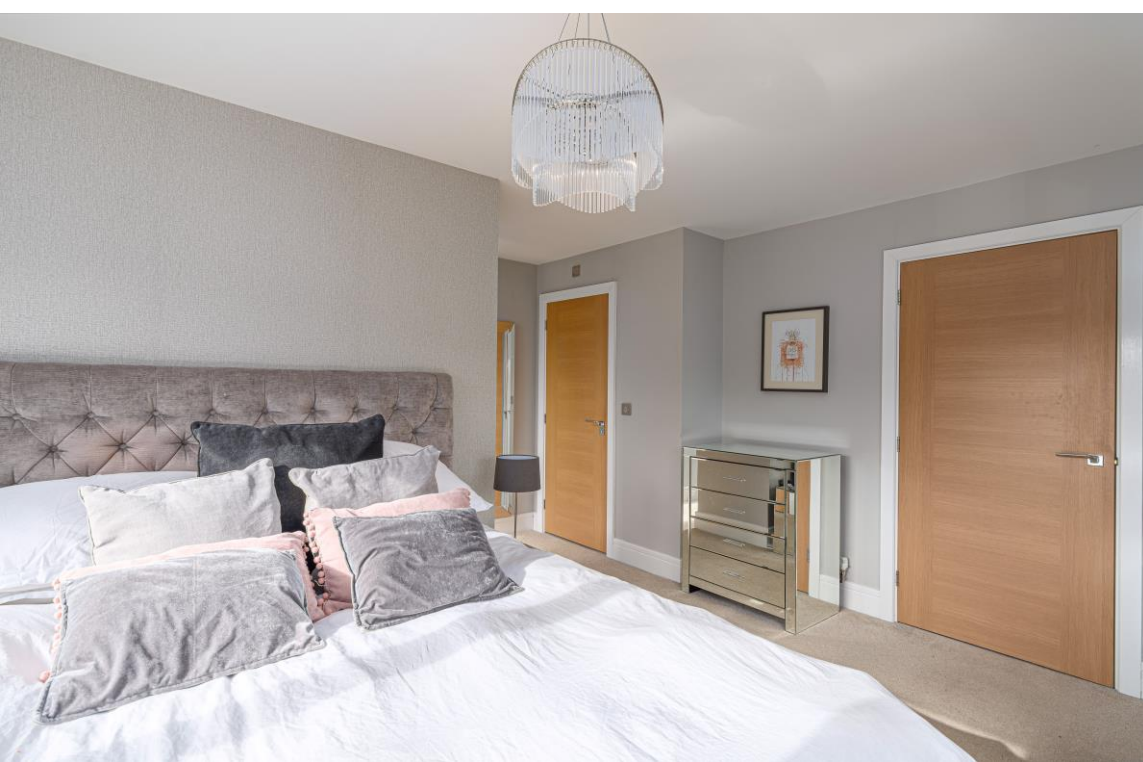


“Executive Family Living!”

Built by the renowned Avant Homes in 2018 and neatly tucked away in a quiet cul-de-sac, this executive five bedroom detached property boasts a high standard of finish throughout, a ground floor study, a south facing garden and a stunning garage conversion making this a perfect family home!

Property Highlights

- Conveniently located within walking distance to the farm shop, town centre, local schools, amenities and the train station.
- Entrance through the composite front door leading into the inviting Entrance Hall with porcelain tiled flooring, access to a storage cupboard and stairs rise to the First Floor with a two tone timber banister.
- Stunning open plan Kitchen/Dining/Family Room with porcelain tiled flooring, a bay window to the front elevation and bi-folding doors to the rear, and ample space for a dining table and chairs.
- The high quality Kitchen comprises a range of two tone eye and base level fitted units, granite work surfaces with up stand, an inset stainless steel one and a half bowl sink, an electric double oven, a five ring gas hob, an integrated dishwasher and an integrated fridge/freezer.
- Spacious and naturally light Living Room to the rear elevation with French doors opening out to the patio and floor to ceiling windows to the rear overlooking the garden.
- Study with dual aspect windows, perfect for those currently working from home and offering the potential to be used as a Playroom.
- Separate Utility Room/WC comprising continued porcelain tiled flooring from the Entrance Hall, granite work surfaces, an inset stainless steel sink, space for a washing machine, and a white two piece suite in the WC.
- First Floor Landing with access to the Attic via a hatch and two storage cupboards.
- Master Bedroom of a good size with dual aspect windows flooding the room with natural light, ample fitted wardrobes and a stunning En Suite Shower Room. The En Suite comprises porcelain tiled flooring, a floating WC with vanity cupboard above, a wash hand basin and a double width shower with a rainwater style shower over.
- Second Bedroom featuring double windows to the south facing rear garden and benefitting from fitted wardrobes and an En Suite Shower Room. The En Suite boasts porcelain tiled flooring, a floating WC, a wash hand basin and a double width shower with a rainwater style shower over.
- Three further bedrooms, two of which are double in size with the Third Bedroom benefitting from fitted wardrobes and a bay window.
- Family Bathroom finished to a high standard with porcelain tiled flooring, ceramic tiled walls and a white three piece suite to include a floating WC, a wash hand basin and a panel enclosed bath with a rainwater style shower over.
- Part of the garage has been converted into a fantastic Games Room boasting bi-folding doors opening out to the rear garden, a bar area and a WC. The remaining garage space offers ideal storage space.



Outside

The property boasts a neat and attractive frontage with a lawn area and a paved path leading to the front door. To the side is secure gated access to the rear garden. The south facing rear garden is a real sun trap and has been professionally landscaped with low maintenance in mind featuring a generous patio area leading from the rear doors offering the ideal space to sit in the sun with friends, an astroturf lawn offers play space for children and to the rear is a further patio with space for a hot tub. The converted garage opens out to the garden creating a fantastic garden for entertaining. A secure timber gate at the rear leads out to the off road parking spaces for four cars.