



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# De Lisle Close, Market Harborough

2 2 2



## "A Position and Proportions to Impress!"

Neatly tucked away within a desirable cul de sac, this three bedroom detached bungalow boasts a sought after position and more than what meets the eye with its extended proportions offering a flexible layout with a fantastic dining/family room and en suite to the main bedroom.

The property benefits from a host of recent improvements to include a new roof, an updated boiler and an additional extension from the dining area creating a fantastic dining/family room overlooking the rear garden, whilst still offering the potential for buyers to cosmetically modernise further if desired.

Inviting entrance hall with attractive engineered limed oak flooring.

Well-proportioned living room with a bay window to the front elevation injecting an abundance of natural light and an exposed timber door leading from the entrance hall.

Modern kitchen featuring a continuation of the engineered limed oak flooring, shaker style eye and base level units, a 'FRANKE' stainless steel sink, ceramic tiled splash backs, roll top work surfaces, a low level electric oven and a ceramic hob. In addition there is space and plumbing for two under counter appliances (appliances not included) and a folding door through into the dining room.

Extended dining/family room offering a delightful space overlooking the rear garden with ample room for a dining table and chairs and seating area. The beautifully finished room is laid with engineered oak flooring and stone flooring continues into the extended glazed section with French doors leading out to the paved patio area. Although currently used as a dining room, the room offers the flexibility to be used as a further third bedroom, additional reception room or study if required.

Main bathroom with tiled flooring, a chrome heated towel rail and a three piece suite to include a low level WC, a pedestal wash hand basin and double width shower enclosure

Two good sized bedrooms, both of which are double in size with the second bedroom overlooking the rear garden.

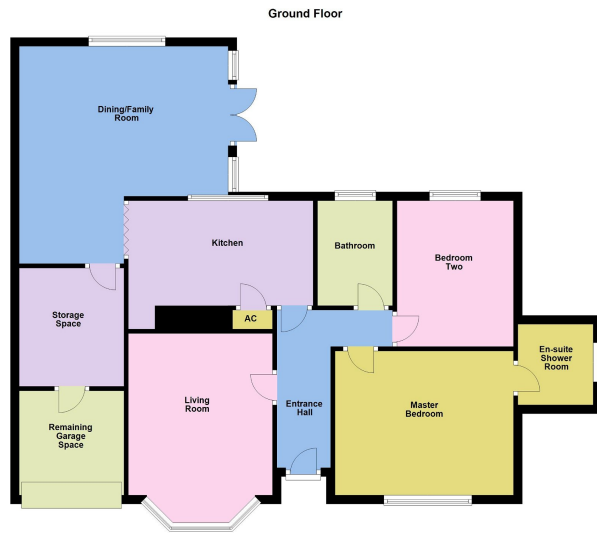
The impressive main bedroom is located to the front elevation with an en suite shower room featuring floor to ceiling tiling and a three piece suite to include a corner shower enclosure with an electric shower, a low level WC and a pedestal wash hand basin.

Single garage situated at the side of the property with a manual up and over door and is currently subdivided by a stud wall to provide a storage area which could easily be removed if desired.

The property occupies an excellent position within the cul de sac and features a generous frontage comprising a blocked paved driveway providing off road parking for two-three vehicles and a generous slate chipping section offering additional parking if required. There are also an array of raised planted flower beds, established plantings, shrubbery and a paved path leads to the front door. There is a manual up and over door providing access into the garage and a path leads down ones side of the property to the secure gated access to the rear garden.

The south facing rear garden offers a real sun trap with a generous paved patio area edged with a slate chipping border, perfect for seating. There is a generous a main lawn and a wealth of well stocked planted borders, mature trees and shrubbery offering a good degree of privacy. To the rear of the garden area two timber constructed sheds and a green house, perfect for those with green fingers!





- Living Room 13' 10" max x 10' 9" max (4.21m x 3.27m)
- Dining Room 16' 4" x 8' 11" (4.97m x 2.72m)
- Kitchen 13' 10" max x 9' 4" max (4.21m x 2.84m)
- Master Bedroom 13' 5" x 10' 10" (4.09m x 3.30m)
- En Suite Shower Room 6' 1" x 5' 8" (1.85m x 1.73m)
- Bedroom Two 10' 11" x 8' 9" (3.32m x 2.66m)
- Bathroom 7' 10" x 5' 8" (2.39m x 1.73m)
- Storage Space 8' 11" x 7' 11" (2.72m x 2.41m)
- Remaining Garage Space 7' 11" x 7' 10" (2.41m x 2.39m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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