



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Dunmore Road, Market Harborough

4 2 3



“A Position, Interior and Proportions to Impress!”

Built in 2007 by the select and reputable builder, Hazelton Homes, this beautiful, double fronted four bedroom detached residence offers a sought after corner position in the heart of Little Bowden and generous proportions with a detached double garage!

Entrance is gained into the inviting and well-proportioned entrance hall with ceramic tiled flooring, a stunning staircase rising to the spacious first floor landing and access to the understairs cupboard and guest WC.

Attractively appointed living room situated to the rear elevation offering a private aspect, a feature fireplace, double doors through to the dining room and uPVC double glazed French doors leading through to the conservatory.

Generously sized conservatory featuring porcelain tiled flooring, a host of windows, double doors to the side elevation and CED electric heater.

Bay fronted dining room with laminate flooring, double doors to the living room and ceiling mounted speakers. This fantastic flexible layout also offers the opportunity to be used as a second living area if required.

Well-proportioned, bay fronted study perfect for those working from home with laminate flooring and the potential to also be used as a playroom, music room or snug.

Guest WC featuring a close coupled WC, pedestal wash hand basin and ceramic tiled flooring.

Open plan kitchen/breakfast room to the rear of the property with continued ceramic tiled flooring, a window and French door out to the garden and ample space for a dining table and chairs. The kitchen comprises a host of eye and base level units, a roll top work surface, an integrated dishwasher, integrated tall fridge/freezer, a Rangemaster Toledo stainless steel range cooker and access to the utility room.

Utility room benefitting from base and wall mounted units, space for two appliances (not included) stainless steel sink, a cabinet housed Ideal central heating boiler and an external door to the side access.

Fabulous and naturally light galleried first floor landing with a feature window to the front elevation and airing cupboard housing the MEGAflo pressurised central heating cylinder.

The first floor accommodation features four double sized bedrooms, all with fitted wardrobes with the main bedroom benefitting from a well presented en-suite shower room with oversized shower enclosure, close coupled WC and pedestal wash hand basin and the second bedroom benefitting from fitted ceiling speakers.

Modern four piece family bathroom with a panel enclosed bath, close coupled WC, pedestal wash hand basin and an oversized shower enclosure.

This attractive home boasts a corner position with a rail enclosed frontage, lawn, well stocked planted area, gate and a block paved driveway extending to the double garage. A rainwater harvesting tank is positioned under the driveway which provides a clean filtered water supply to the washing machine, outside tap and toilets. There is a side fence leading to an enclosed area which is ideal for drying clothes and bin storage.

The landscaped rear garden features mature well stocked plantings and borders with a main lawn, decked seating area and a separate side garden area with raised planters and a dividing hedgerow. The detached double garage is accessed from paved seating area to the rear of the garden.





- Living Room - 5.77m x 3.81m (18'11" x 12'6")
- Dining Room - 4.5m x 3.73m (14'9" x 12'3") into bay
- Kitchen/Breakfast Room - 4.04m x 3.81m (13'3" x 12'6") max
- Study - 3.66m x 2.97m (12'0" x 9'9") into bay
- Conservatory - 3.71m x 3.05m (12'2" x 10'0")
- Main Bedroom - 4.52m x 3.68m (14'10" x 12'1") max En Suite - 2.74m x 1.85m (9'0" x 6'1") max
- Bedroom Two - 3.68m x 3.15m (12'1" x 10'4")
- Bedroom Three - 3.78m x 2.67m (12'5" x 8'9")
- Bedroom Four - 3.68m x 2.44m (12'1" x 8'0")
- Bathroom - 2.77m x 2.16m (9'1" x 7'1")



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

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.

