



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Modern Living in a Sought After Area"

Situated in a popular residential area of Market Harborough, this beautifully presented four-bedroom detached family home offers well-proportioned accommodation throughout, complemented by a landscaped rear garden and a versatile home office conversion.



Beech Avenue
Market Harborough
LE16 7GX





Entrance is granted via a composite front door leading into a spacious and welcoming hallway featuring a useful storage cupboard and understairs storage. The hallway provides access to the ground floor accommodation, including the living room, cloakroom and impressive kitchen dining room, whilst stairs rise to the first-floor landing.

The well-proportioned living room enjoys a dual aspect, allowing an abundance of natural light to flood the room, whilst neutral décor creates a bright and inviting space.

A glazed panelled timber door opens into the heart of the home; an impressive kitchen dining room fitted with an extensive range of contemporary eye and base level units complemented by timber-effect square-edge work surfaces and attractive tiled flooring. Integrated AEG appliances include a fridge freezer, a dishwasher, a double oven and a five-ring gas hob with an extractor hood over. A stainless-steel sink with mixer tap and drainer is positioned beneath a window overlooking the rear garden. The room enjoys a dual aspect together with French doors opening onto the rear patio, creating a superb entertaining space.

Leading from the kitchen is a separate utility room with continued tiled flooring, additional storage and worktop space, together with plumbing and space for both a washing machine and tumble dryer.

Completing the ground floor accommodation is a WC fitted with a low-level WC and wash hand basin.

Stairs rise to the first-floor landing providing access to all four bedrooms, the family bathroom, two useful storage cupboards and loft access.



The main bedroom is a generous double room enjoying a pleasant aspect and benefitting from an en-suite shower room fitted with tiled flooring, a walk-in shower with glazed screen, low-level WC and wash hand basin.

Bedroom two is another spacious double room, whilst bedroom three is a further double bedroom featuring built-in wardrobes with sliding doors. Bedroom four is a generously proportioned single room.

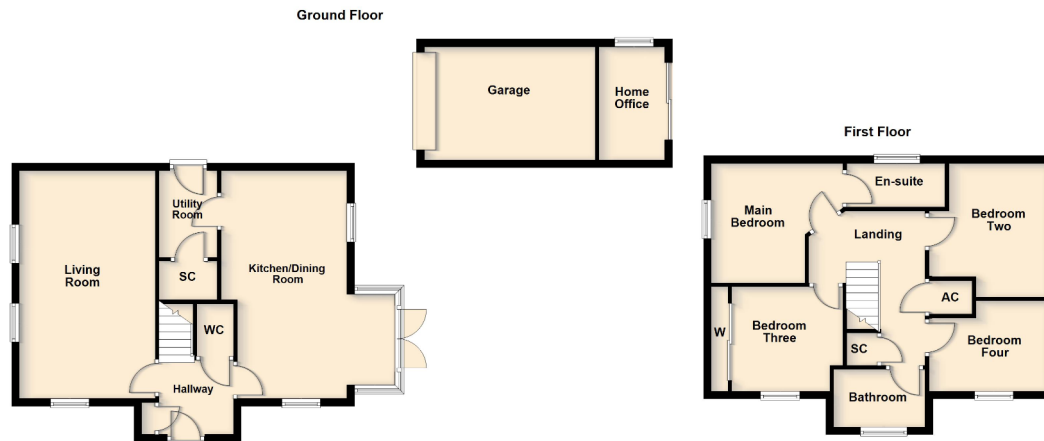
The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

Externally, the property enjoys a beautifully landscaped rear garden which has been thoughtfully designed to create a beautiful low-maintenance outdoor environment. A generous paved patio provides the perfect space for outdoor dining and entertaining, whilst a central lawn is bordered by well-stocked planting beds. To the rear of the garden, a timber pergola creates an attractive focal point and additional seating area.



The original single garage has been cleverly part converted to provide a versatile home office whilst retaining useful garage storage to the front. The office benefits from electric heating, lino flooring and bi-fold doors opening onto the rear garden, making it an ideal workspace, studio or hobby room.

To the front of the property, a driveway provides off-road parking for three cars and access to the remaining garage storage via a manual up and over door.



Kitchen/Dining Room
4.09m x 5.92m (13'5" x 19'5") max

Utility Room
1.52m x 2.26m (5'0" x 7'5")

Living Room
3.53m x 5.92m (11'7" x 19'5")

WC
0.97m x 1.57m (3'2" x 5'2")

Main Bedroom
3.4m x 3.2m (11'2" x 10'6") max

Ensuite
2.54m x 1.12m (8'4" x 3'8")

Bedroom Two
2.54m x 3.48m (8'4" x 11'5") max

Bedroom Three
2.51m x 2.59m (8'3" x 8'6")

Bedroom Four
2.97m x 2.29m (9'9" x 7'6") max

Bathroom
2.06m x 1.65m (6'9" x 5'5")

*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

