



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location and Design Combine..."

...to form this truly impressive and executive David Wilson property, situated on an established and desirable location within close walking distance to Meadowdale Academy, boasting generous proportions throughout, four double bedrooms with fitted wardrobes, a delightful rear garden and a double garage!



Roundhill Close
Market Harborough
LE16 8FZ





Conveniently located just a short walk from Meadowdale Academy, the property also benefits from being within walking distance to the town centre, local pubs, shops and restaurants, gyms and the train station offering direct links into London St Pancras within an hour.

Entrance through the composite front door installed in 2022 leading into the inviting and spacious entrance hall with laminate flooring, access to the guest WC and stairs flow up to the first-floor landing.

Double doors open through into the living room, benefitting from a gas fireplace with a stone surround adding a focal point to the room and a window to the front elevation injecting natural light.

Glass double doors lead into the study/dining room, flooding both this and the living room with natural light. French doors open out to the patio, and a door leads through into the kitchen.

Impressive and open plan kitchen/dining/family room comprising laminate flooring, a host of high gloss eye and base level fitted units, oak work surfaces, a stainless steel one and a half bowl sink, a mid-height electric double oven, a five ring gas hob, space for a freestanding fridge/freezer, a dining table, sofa and a door leading out to the patio.

Utility room comprising ceramic tiled flooring, a roll top work surfaces with a sink, a useful under stair storage cupboard, a door out to the side of the property and a door into the garage.

Integral double garage with an electric up and over door, power and light.

Guest WC comprising laminate flooring and a white two-piece suite.

First floor landing with access to the part boarded attic via a hatch.

Exceptionally spacious main bedroom with a window to the front elevation flooding the room with natural light, a host of fitted wardrobes and a fantastic en suite shower room. The en suite comprises laminate flooring, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted power shower over.

Three further bedrooms, all generous double bedrooms and benefitting from fitted wardrobes.

Family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a double width shower enclosure with power shower and a freestanding roll top bath with a handheld shower wand.

The property features a neat and attractive frontage comprising a patterned concrete driveway providing off road parking for two cars, a mid-level hedgerow and a lawn area. A path flows to the secure timber gate leading to the rear garden. The rear garden features a high-level wall on the left-hand side and mature plantings to add a good degree of privacy. A paved patio leads from the rear doors offering the ideal space to sit out and entertain with friends and family. A wrap around border with mature plantings add to the greenery, with a well-maintained lawn and a decking area at the rear, perfectly designed to capture the best of the afternoon sun.





Living Room
4.85m x 3.61m (15'11" x 11'10")

Study
3.63m x 3.07m (11'11" x 10'1") max

Kitchen/Dining Room
6.73m x 4.27m (22'1" x 14'0") max

Utility Room
2.77m x 1.63m (9'1" x 5'4") max

WC
1.68m x 1.52m (5'6" x 5'0")

Main Bedroom
5.33m x 4.57m (17'6" x 15'0") max

En Suite
1.75m x 1.7m (5'9" x 5'7")

Bedroom Two
4.24m x 3.63m (13'11" x 11'11")

Bedroom Three
4.17m x 3.2m (13'8" x 10'6")

Bedroom Four
4.32m x 2.84m (14'2" x 9'4") max

Bathroom
2.72m x 1.91m (8'11" x 6'3") max

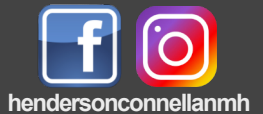
Double Garage
5.33m x 4.6m (17'6" x 15'1")

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



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