



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Russet Close, Market Harborough, LE16 7JA

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'A Plot, Interior and Location to Impress!'

After undergoing extensive modernisation and occupying a generous plot, this three bedroom detached property is sure to impress with its tasteful interior, off road parking for a minimum of four cars and sought after location, situated on the Northern side of Market Harborough.

Due to the estate agents act 1979, we are obliged to let you know that this property is currently owned by a member of staff at Henderson Connellan.

Located on the North side of Market Harborough, within walking distance of the train station, town centre, Great Bowden, and other local amenities. The property also falls within the popular catchment area of Ridgeway Primary Academy and Robert Smyth Academy.

Recent renovations include a full electrical rewire, a brand new central heating system, re-plastering, new flooring, and a contemporary bathroom and en suite. The accommodation also benefits from an open plan kitchen/dining room featuring a high specification kitchen comprising a Quartz worktop, breakfast bar and porcelain tiled flooring.

Inviting Entrance hall with attractive, flagstone porcelain tiled flooring, a feature dado rail, LED spotlights and stairs rise to the first floor.

Beautifully appointed living room benefiting from a bespoke fitted media wall unit featuring shaker style cabinetry offering a fantastic focal point to the room and ample storage. This well presented space has been finished with a tasteful Farrow and Ball decor, boasts a traditional style radiator and a deep set bay window.

Stunning, open plan kitchen/dining room overlooking the rear garden with continued porcelain tiled flooring, LED spotlights, a side door and sliding doors out to the paved patio area. This contemporary space boasts a breakfast bar, a built in bench, ample space a dining table and chairs and access to the under stairs storage cupboard. The country style Howdens kitchen comprises a range of two tone, shaker style eye and base level units with deep moulded plinths, brass hardware and topped with a Quartz worktop. There is an inset, composite sink, a four ring induction hob with central extractor and a host of integrated appliances all under 12 months old to include an oven, a fridge/freezer, dishwasher, washing machine and tumble dryer.

Stairs rise to the first floor landing with a side window, access to the airing cupboard and to the loft.

Three good sized bedrooms, with the main bedroom benefiting from an en suite. The stylish en suite boasts floor to dado height porcelain tiling, a brass heated towel rail and a three piece suite. The three piece suite includes a shower enclosure with full height tiling and a rainwater shower head, a vanity enclosed wash hand basin and a low level WC.

Family Bathroom completed in August 2025 with marble effect porcelain tiling and a three piece suite incorporating a panel enclosed bath with shower over and screen, a vanity enclosed wash hand basin and a low level WC.

Integral single garage with a pitched roof for additional storage, power, plumbing and housing the modern combi boiler fitted December 2024.

Nestled within a cul de sac and set back from the road, the property boasts a generous frontage with a hard standing driveway providing off road parking for a minimum of four cars. There is a main lawn frontage offering further space to be landscaped for additional parking if desired, a gravelled border and two side accesses to the garden. The rear garden is of an extensive size with a paved patio area, steps rise to a gravelled border and a main lawn. To the rear of the garden is an Indian sandstone patio spanning the width of the garden, perfect for entertaining. There is also access to a shed for garden storage.





- Entrance Hall - 3.78m x 1.75m (12'5" x 5'9")
- Living Room - 3.76m x 3.23m (12'4" x 10'7")
- Kitchen/Diner - 5.26m x 3.1m (17'3" x 10'2")
- Main Bedroom - 3.3m x 3.3m (10'10" x 10'10")
- Bedroom Two - 3.33m x 2.49m (10'11" x 8'2")
- Bedroom Three - 2.36m x 2.11m (7'9" x 6'11")
- Ensuite - 2.72m x 0.89m (8'11" x 2'11")
- Bathroom - 2.21m x 1.78m (7'3" x 5'10")
- Garage - 4.95m x 2.39m (16'3" x 7'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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