



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"An Interior and Position to Impress!"

Nestled within a cul de sac with the neighbouring green just a stone's throw away, this beautifully maintained four bedroom detached family home is sure to impress with its idyllic position and immaculately presented interior!



Corn Street
Market Harborough
LE16 9FR





Built in 2019, by the reputable builder Linden Homes, this property is desirably located within walking distance to Market Harborough town centre, local schools, gyms, shops and supermarkets. The property also boasts convenient access to the train station providing excellent commuter links into London.

Entrance is gained into the welcoming entrance hall with a fitted floor mat, access to the guest WC and stairs rise to the first floor.

Guest WC incorporating a two piece suite to include a low level WC and a pedestal wash hand basin.

Beautifully appointed living room with a side bay window, plantation shutters, an immaculate decor and naturally light throughout.

Modern kitchen/dining room offering a delightful dual aspect and finished to an exceptionally high standard, benefitting from a useful storage cupboard and ample space for a dining table and chairs.

The kitchen comprises LVT flooring, LED ceiling spotlights, an array of eye and base level units with square edge worktop and upstand, tasteful tiled splashbacks and a stainless steel one and a half bowl sink. There is an integrated oven, a four ring AEG induction hob with extractor hood over, integrated fridge/freezer and dishwasher.

Separate utility room with continued LVT flooring, base level units with an integrated washing machine and additional storage units.

Garden room leading off the kitchen with a solid roof boasting an impressive additional space offering flexibility to be used as an alternative living space, extra dining room or hobby room.



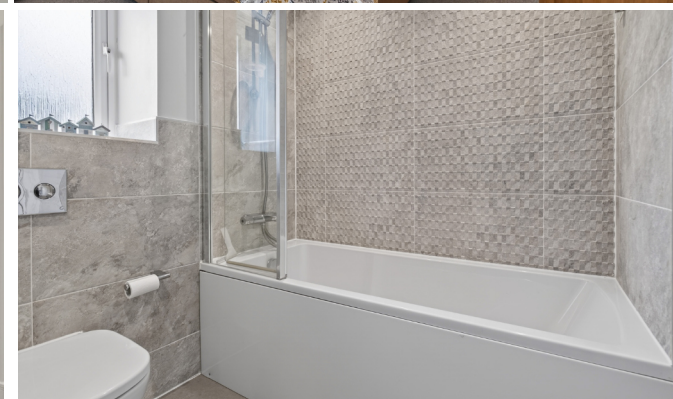
First floor landing providing access to all bedrooms, the airing cupboard and the loft.

Four bedrooms, two benefitting from being double in size and boasting attractive plantation shutters.

Immaculately presented main bedroom featuring fitted wardrobes and an en suite shower room. The en suite incorporates a fully tiled shower enclosure, tiled flooring and half height tiled walls, a pedestal wash hand basin and a WC.

The family bathroom boasts a three piece suite incorporating a panel enclosed bath with tiling and shower over, a pedestal wash hand basin, a WC and a tall chrome heated towel rail. The bathroom is beautifully finished with attractive tiling to the floor and walls.

Single garage, formerly a car port and professionally converted into a garage in 2019, offering internal access from the utility room, an electric Hormann door to the front and a personnel door into the garden.



The property features an attractive frontage with an abundance of well-stocked planted borders, including mature shrubs and established planting. A paved path leads to the double fronted property, while steps to the side provide gated access to the beautifully landscaped rear garden. To the rear of the property is off road parking for one vehicle in front of the garage and access to the single garage via the electric up and over door.

The rear garden has been beautifully landscaped with entertaining and low maintenance in mind. A generous paved patio extends directly from the property, providing an excellent area for outdoor dining, and steps lead to an elevated patio bordered by sleeper edge timber planters. Towards the rear of the garden is a substantial timber garden shed, providing excellent external storage with lighting and power. The paved patio continues to the side of the conservatory providing access to the front of the property.

Living Room
4.62m x 3.12m (15'2" x 10'3") max
into bay

Kitchen/Dining Room
4.62m x 3.12m (15'2" x 10'3") max

Utility
1.73m x 1.65m (5'8" x 5'5")

Conservatory
2.72m x 2.34m (8'11" x 7'8")

Main Bedroom
3.99m x 2.54m (13'1" x 8'4")

En Suite
2.74m x 1.78m (9'0" x 5'10")

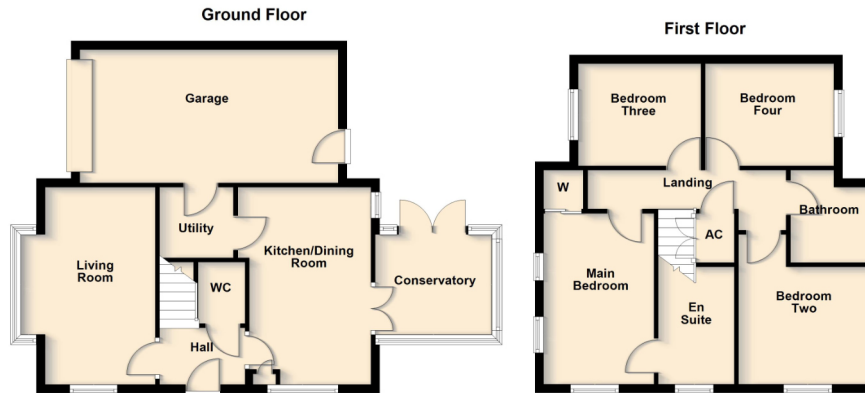
Bedroom Two
3.53m x 3.1m (11'7" x 10'2") max

Bedroom Three
2.87m x 2.39m (9'5" x 7'10")

Bedroom Four
2.87m x 2.41m (9'5" x 7'11")

Bathroom
2.18m x 1.85m (7'2" x 6'1") max

Garage
6.05m x 2.64m (19'10" x 8'8")



*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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