



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive and detached residence, built in 2017 and finished to a high standard, boasting generous proportions throughout, four double bedrooms, an open plan kitchen/dining/family room, a landscaped rear garden and a garage!



Coleridge Way
Market Harborough
LE16 8FL





Coleridge Way is ideally situated within the sought-after Little Bowden area of Market Harborough. Offering an excellent range of independent shops, cafés, restaurants and leisure facilities. Market Harborough's mainline railway station provides fast and convenient rail links to London St Pancras in approximately one hour, while the area is also well served by highly regarded schooling, local amenities and attractive countryside walks. Excellent road connections are available via the A6 and A14, making this a perfect location for both commuters and families.

Entrance through the timber and glass panelled front door leading into the inviting and spacious entrance hall with access to the guest WC, stairs flowing up to the first floor landing and a useful under stair storage cupboard.

Immaculately presented living room, with a bay window to the front elevation and a window to the side elevation flooding the space with natural light.

Open plan kitchen/dining/family room featuring tiled flooring in the kitchen area and carpeted flooring in the dining/family area, both with under floor heating. French doors open out to the pretty rear garden, and there is ample space for a dining table and a sofa.

The kitchen comprises a range of eye and base level fitted units, roll top work surfaces, a composite one and a half bowl sink, a freestanding Belling range-style cooker, an under-counter fridge, two under counter freezers and an integrated dishwasher.

Separate utility room with continued tiled flooring with underfloor heating, eye and base level fitted units, roll top work surfaces, a stainless-steel sink, space for a washing machine and tumble dryer, and a door out to the driveway.

Guest WC with ceramic tiled walls, LVT flooring and a white two-piece suite.

Ground floor study with a window to the front elevation, perfect for those working from home. The room also offers the flexibility to be utilised as a snug, playroom or music room.

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

Generously proportioned main bedroom benefitting from a host of fitted storage, space for a super king-sized bed and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a low-level WC, a vanity enclosed wash hand basin, and a double-width shower enclosure with a fitted shower over.

Three further bedrooms, all of which are double in size and benefit from fitted storage.

Spacious 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 vanity enclosed wash hand basin, a panel enclosed bath with a handheld shower wand, a separate shower enclosure with a fitted shower over.

Single garage with an electric up and over door, a side access door, and benefitting from power and light.

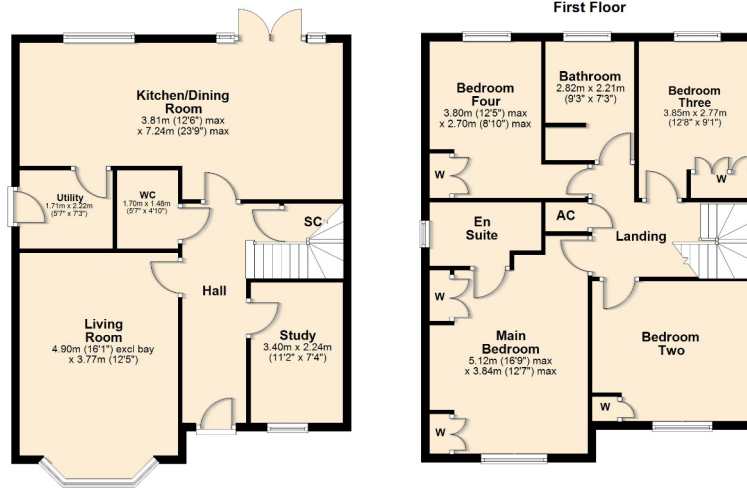
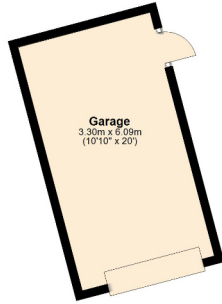


The property features a neat and low maintenance frontage, with steps leading down to the front door and a hard standing driveway leading to the single garage, providing off road parking for two cars and a further car in the garage if required.

The rear garden is larger than you might expect for a modern property, featuring a generous stone patio flowing from the rear doors offering the ideal space to sit out and entertain with friends and family. A multitude of plantings line the edges of the patio, and to the rear of the garden is a slate chipped area with steps leading down to a mixture of planted trees.



Ground Floor



*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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