



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Popular Location & Position"

Occupying an idyllic cul-de-sac position, within a popular residential located just a short walk from the town centre and the train station, this well-proportioned detached home also features multiple reception rooms, three good sized bedrooms and a low-maintenance rear garden!



Balmoral Close
Market Harborough
LE16 8JH





Popular residential location situated within walking distance of Meadowdale Primary School, the town centre, local parks and other local amenities. The property also benefits from being within very close walking distance of the train station with direct commuter links into London St Pancras in less than one hour.

Welcoming entrance hall with a composite front door, an opening to the dining room, a guest WC and stairs rise to the first floor.

The well-proportioned dining room offers an excellent dining space but also offers a variety of uses. The room benefits from a large front facing window and a generous storage cupboard.

Beautifully appointed living room, with a window to the front elevation, a feature fireplace, and sliding patio doors lead into the conservatory.

The conservatory provides a delightful relaxation space, with an outlook to the rear garden with French patio doors leading out.

The kitchen features a garden facing window, ceramic tiled flooring and an archway into the utility room. The kitchen boasts a range of shaker style eye and base level units, a roll-top work-surface, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiling, a Neff double oven, a four-ring gas hob and an integrated dishwasher.

The utility room comprises continued tiled flooring with matching units, a door to the garden, and space for a fridge/freezer and a washing machine.

Guest WC with a wash hand basin with tiled splashbacks and a WC.

Stairs rise to a naturally lit first floor landing, with a window to the side elevation, a loft hatch and an airing cupboard.

The main bedroom is situated to the rear elevation, overlooking the garden and benefits from a dressing area, fitted wardrobes and an ensuite. The ensuite shower room comprises ceramic wall tiling, a corner enclosed shower, a wash basin and a WC.

The second and third bedrooms are located to the front elevation, with bedroom two being double in size and bedroom three a generous single size.

Family bathroom featuring tiled effect flooring, ceramic wall tiling and a white three-piece suite, to include a panel enclosed bath with a shower attachment, a wash hand basin and a WC.

Set back from the road within a desirable cul-de-sac, the property boasts an attractive frontage, with off road parking for one car. The front garden has been neatly kept, featuring a lawn, planted borders and a pathway to the front door.

The rear garden has been beautifully maintained, offering a good degree of privacy and designed with low maintenance in mind. The garden boasts a paved patio area, mature plantings, a gravelled area and a timber shed. Access to the front of the property is located to the side of the property via a covered side gate.



Living Room - 6.91m x 3.4m (22'8" x 11'2") max

Kitchen - 2.82m x 2.57m (9'3" x 8'5")

Dining Room - 4.29m x 2.31m (14'1" x 7'7")

WC - 1.57m x 1.02m (5'2" x 3'4")

Conservatory - 3.68m x 2.36m (12'1" x 7'9")

Main Bedroom - 3.2m x 3.15m (10'6" x 10'4")

En Suite - 1.8m x 1.6m (5'11" x 5'3")

Bedroom Two - 4.34m x 3.15m (14'3" x 10'4")

Bedroom Three - 3.23m x 2.26m (10'7" x 7'5")

Bathroom - 2.08m x 1.8m (6'10" x 5'11")



*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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