



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Furlongs, Market Harborough

4 2 2



‘Location, Location, Location!’

Perfectly positioned at the top of a quiet cul-de-sac, within a highly desirable residential location, within walking distance of the train station and one of Market Harborough's most popular primary schools, this fantastic, detached residence also boasts a favourable family layout, four good sized bedrooms, a south facing garden and a single garage!

Conveniently located within walking distance of the town centre, other local amenities, Meadowdale Academy Primary School, two secondary schools and the train station with links to London St Pancras within an hour,.

Welcoming entrance hall featuring laminate flooring, a fitted door mat, a guest WC and stairs rise to the first floor.

Fantastic kitchen/dining room boasting a dual aspect flooding the room with an abundance of natural light with a bay window to the front elevation, attractive timber effect flooring, ample space for a large dining table and chairs and a door to the garden.

The kitchen comprises a host of eye and base level units, a roll top work-surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, an electric oven, a four-ring gas hob and space for a dishwasher, washing machine and a fridge freezer.

Beautifully presented living room featuring laminate flooring, an electric feature fireplace and French patio doors leading to the conservatory.

Naturally light conservatory offering a delightful outlook of the south facing garden with ceramic tiled flooring and French patio doors leading out.

Guest WC with laminate flooring, a pedestal wash hand basin and a low-level WC.

First floor landing with an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Four well-proportioned bedrooms with three benefitting from being double in size with fitted wardrobes.

The fantastic main bedroom boasts a beautifully presented decor, two windows to the front elevation, fitted wardrobes and an ensuite shower room. The en-suite comprises a chrome heated towel rail, ceramic wall tiles and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

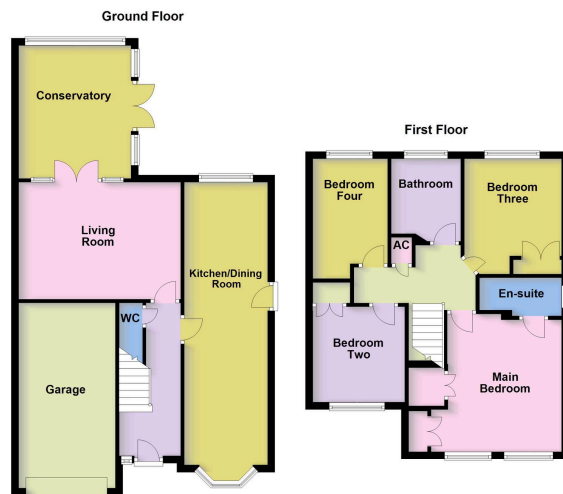
Family bathroom featuring timber effect flooring, ceramic wall tiles, a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power and lighting.

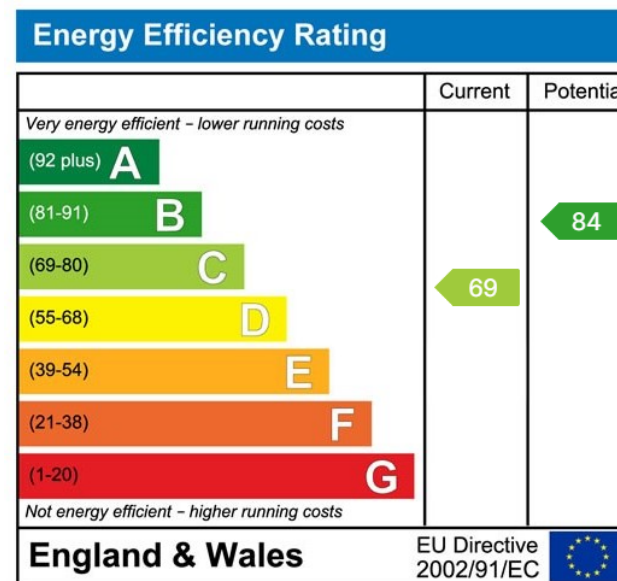
The south facing rear garden is a true sun trap and has been beautifully designed to provide a good degree of privacy with a host of mature plantings. The garden features a decked seating area, a well-kept lawn, an array of well stocked planted borders and a climbing frame area with artificial lawn beneath. There is also a timber shed and a pathway with a gate to the front elevation.

Perfectly positioned by the top of a quiet cul-de-sac, the property features a neat and attractive frontage with beat hedgerow, a mature tree, off road parking for two cars, an integral garage and a side gate to the rear garden.





- Kitchen/Dining Room - 7.85m x 2.31m (25'9" x 7'7")
- Living Room - 4.5m x 3.43m (14'9" x 11'3")
- Conservatory - 3.68m x 3.12m (12'1" x 10'3")
- Main Bedroom - 3.73m x 3.51m (12'3" x 11'6")
- Ensuite - 2.49m x 1.14m (8'2" x 3'9")
- Bedroom Two - 2.64m x 2.29m (8'8" x 7'6")
- Bedroom Three - 2.69m x 2.44m (8'10" x 8'0")
- Bedroom Four - 3.33m x 2.21m (10'11" x 7'3")
- Bathroom - 2.26m x 1.93m (7'5" x 6'4")
- Garage - 5.13m x 2.69m (16'10" x 8'10")



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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.

