



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Position, Interior and Proportions To Impress!"

Occupying one of the most desirable plots on the popular Farndon Fields development, with a secluded position overlooking the neighbouring greenery and benefitting from a south facing garden, this four bedroom detached family home boasts the perfect position, an immaculate interior and four double bedrooms!



Limner Street
Market Harborough
LE16 9HN





This beautifully presented David Wilson home built 2012, is situated in a sought-after residential location enjoying the perfect balance of convenience and green space, within walking distance of Farndon Fields Farm Shop, Welland Park, Market Harborough town centre and the train station with direct rail links to London St Pancras. There is also access to a variety of primary and secondary schools, perfect for families growing up in the area.

Entrance is gained through the contemporary front door into the inviting entrance hall with a fitted floor mat, tiled flooring, access to the useful storage cupboard and the guest WC.

Beautifully appointed living room desirably situated to the front elevation overlooking the neighbouring greenery and boasting a bay window injecting an abundance of natural light. The living room features immaculate carpeting, access to the useful storage cupboard and double doors lead from the hallway, offering an open plan feel.

Stunning, open plan kitchen/dining/ family room offering a truly exceptional entertaining space overlooking the private, south facing garden with a host of windows and French doors leading out. The kitchen benefits from continued tiled flooring, LED ceiling spotlights, ample space for a dining table and living area.

The kitchen comprises a range of high gloss eye and base level units, a Quartz worktop with upstand, an inset, one and a half bowl sink, a double oven, a six-ring gas hob with extractor hood over, fridge/freezer and dishwasher.

Separate utility room and with an array of eye and base level units, creating a wealth of storage, a Quartz worktop, an integrated washing machine, tumble dryer and a rear door out to the garden.

Stairs rise to the naturally light and spacious first floor landing with a side window, LED ceiling spotlights, access to the airing cupboard and loft hatch benefitting from boarding and a pull-down ladder.

Four immaculately presented, double bedrooms, all in excellent decorative order and boasting fitted wardrobes in each room.

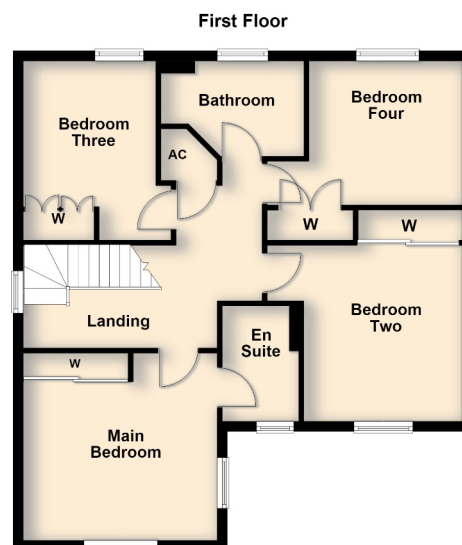
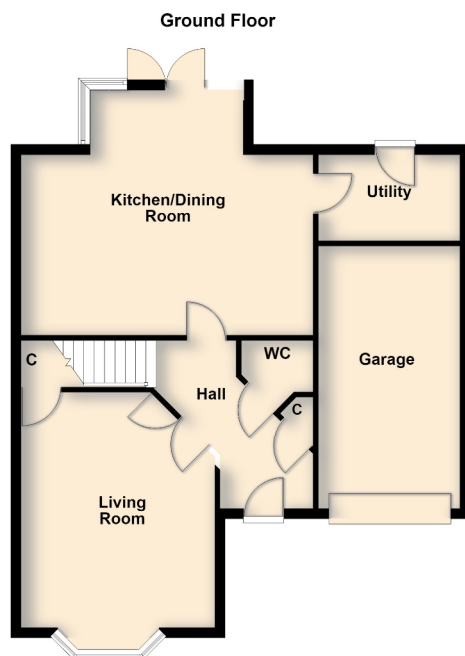
Impressive main bedroom situated to the front elevation enjoying the scenic outlook of the establish greenery and private enclave, two windows flooding the room with light and access to the en suite. The ensuite features floor to dado height tiling and a three-piece suite to include a double width shower enclosure, a pedestal wash hand basin and a low-level WC.

Tastefully fitted family bathroom with attractive floor to dado height tiling, a heated towel and a four-piece suite. The luxury suite incorporates a panel enclosed bath, a double width shower enclosure, a low-level WC and a pedestal wash hand basin.

Neatly tucked away down a private enclave of just a handful of properties, this fantastic family home offers arguably one of the best positions on this development with its secluded and private front view and south facing rear aspect. The neat frontage boasts a gravelled and planted border and hardstanding driveway provides side by side, off road parking for two cars.

The south facing garden offers a real retreat well-screened with a host of shrubbery and trees, offering an excellent degree of privacy and a fantastic sun trap! The garden has been professionally landscaped with an extensive patio edged with a brick border, perfect for seating and a host of well stocked planted borders. The main focal point to the garden is the impressive solid wood framed gazebo with solid roof, set on a raised deck section offering a covered area to dine and entertain. There is access to a timber shed ideal for garden storage and side access to the driveway with access to the garage.





Living Room - 4.65m x 3.84m (15'3" x 12'7") max

Kitchen/Dining Room - 5.84m x 4.78m (19'2" x 15'8")

Utility - 2.82m x 1.7m (9'3" x 5'7")

Main Bedroom - 3.84m x 3.68m (12'7" x 12'1") max

En Suite - 2.29m x 1.5m (7'6" x 4'11")

Bedroom Two - 3.84m x 3.48m (12'7" x 11'5") max

Bedroom Three - 3.58m x 2.92m (11'9" x 9'7")

Bedroom Four - 3.84m x 3.48m (12'7" x 11'5")

Bathroom - 2.82m x 1.88m (9'3" x 6'2") max

Garage - 5.18m x 2.79m (17'0" x 9'2") Liv

*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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