
HENDERSON
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ESTATE AGENTS

"The Complete Package!"

Situated within a desirable cul-de-sac, built in 2018 by Linden Homes, this detached family home offers the complete package, boasting a beautiful interior throughout with multiple reception rooms, four double bedrooms, a garage and a delightful garden!





Barley Way,
Market Harborough
LE16 9FQ







Entrance is gained through a contemporary composite front door into a welcoming entrance hall. The hallway boasts LVT flooring, a storage cupboard, and a view of the mezzanine landing with stairs leading up to the first floor.

Beautifully appointed living room featuring Karndean flooring and dual aspect windows providing views of the garden and mature greenery to the front of the property.

The ground floor study provides a perfect space to work from home, with continued LVT flooring and French patio doors leading out to the garden. The room is currently used as a relaxing garden room but also offers the flexibility to be used as a playroom and potential fifth bedroom.

Stunning kitchen/breakfast room boasting dual aspect windows and LVT flooring. The room features an array of shaker style eye and base level units, a generous work-surface which flows into a fantastic breakfast bar with space for three-four stools, a one and a half bowl sink with a mixer tap and draining board, a double oven, a four-ring gas hob, an integrated full height fridge, a dishwasher and a washing machine.

A rear entrance off the kitchen provides access to a guest WC and an archway leads into the utility room with access to the dining room and the garage.

The utility room features LVT flooring, shaker style units with a laminate effect work-surface, a tall integrated freezer and a tumble dryer.

The well-presented formal dining room boasts ample space for a large dining table and chairs, continued LVT flooring and a window to the front elevation.

Guest WC comprising LVT flooring, a pedestal wash hand basin and a WC.

Stairs rise to a fantastic naturally lit galleried landing with an open mezzanine overlooking the hallway, a Velux window with built in blinds and a loft hatch.

There are four beautifully presented double bedrooms in excellent decorative order.

The main bedroom boasts a dressing area as you walk in, with a window to the front elevation and an archway into the bedroom space. The room features charming, raked ceilings, a further window to the front elevation and a modern en-suite shower room.

The shower room comprises a Velux window, a heated towel rail, LVT flooring, and a white three-piece suite with attractive shower boards and ceramic wall tiling, to include a recently fitted large walk-in shower, a pedestal wash hand basin and a WC.

The second bedroom further benefits from attractive raked ceilings and a dual aspect, allowing an abundance of natural light to flood the room while enjoying a pleasant outlook over the garden.

Bedrooms three and four also enjoy the same delightful garden outlook.

The modern bathroom comprises LVT flooring, a Velux window, a heated towel rail, an airing cupboard, ceramic wall tiling and a white three-piece suite. The suite incorporates a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a WC.

The property boasts a neat and attractive frontage, with mature plantings and well-kept hedgerow. A driveway provides off road parking for two cars, a side gate leading the garden and a pathway leads to the front door.

The garage provides an excellent storage space, and has been plaster boarded with neutral walls, LED spotlights, a window, an electric roller door and a side door into the utility room.

The beautifully designed rear garden boasts an array of mature plantings and offers a good degree of privacy. The garden is mainly laid to lawn with a host of well stocked planted borders and a central pathway leads to a patio area with plenty of space for a garden table and chairs. To the side of the property is a pathway providing access to the rear hallway, a timber shed and a gate to the side of the property.

There is an annual service charge for the maintenance of the communal areas. The charge is £400 per annum and paid to First Port.

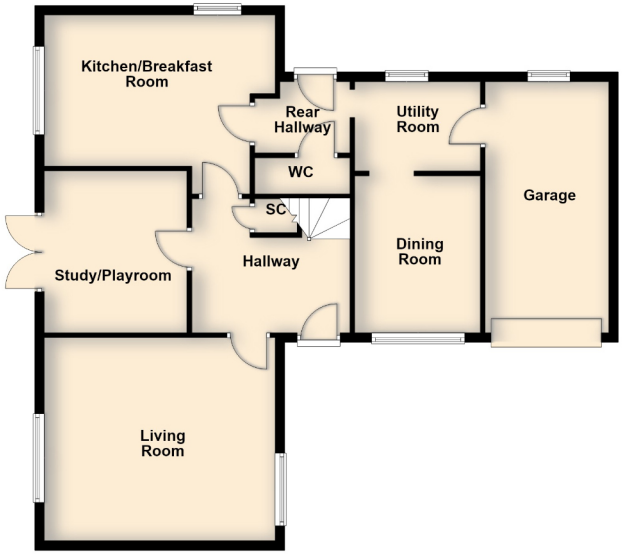




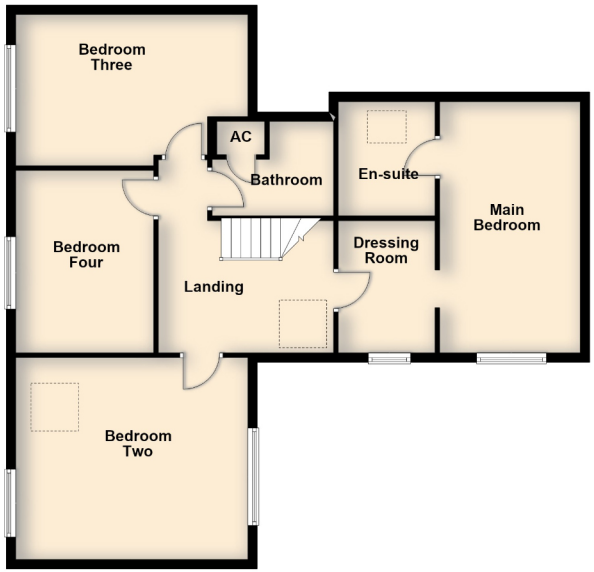




Ground Floor



First Floor





Kitchen/Breakfast Room
4.85m x 3.78m (15'11" x 12'5")max

Utility Room
2.64m x 1.88m (8'8" x 6'2")

Study/Playroom
3.4m x 3m (11'2" x 9'10")

WC
2.01m x 0.71m (6'7" x 2'4")

Dining Room
3.3m x 2.64m (10'10" x 8'8")

Main Bedroom
5.41m x 2.95m (17'9" x 9'8")

Ensuite
2.41m x 2.03m (7'11" x 6'8")

Dressing Room
2.62m x 2.06m (8'7" x 6'9")

Bedroom Two
4.88m x 4.24m (16'0" x 13'11")

Bedroom Three
4.88m x 3.17m (16'0" x 10'5")max

Bedroom Four
3.38m x 2.74m (11'1" x 9'0")

Bathroom
2.54m x 1.98m (8'4" x 6'6")max

Garage
5.31m x 2.59m (17'5" x 8'6")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.co.uk

hendersonconnellanmh