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**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Family Favourite"

Located within the desirable Blackberry Grange development, this generously proportioned four-bedroom home offers an excellent layout, ideal for families, with four double bedrooms, two reception rooms and a generous rear garden!



Moseley Avenue
Market Harborough
LE16 9HT





Entrance is gained through a composite front door into a welcoming entrance hall featuring attractive Amtico flooring, a guest WC, access to the garage and a staircase to the first floor.

Well-presented kitchen/dining room featuring Amtico flooring, space for a dining table and chairs, and French patio doors leading out to the garden. The kitchen is complete with an array of eye and base level units, a timber effect work-surface, a one and a half bowl sink with a mixer tap and draining board, a double oven, a four-ring gas hob, and space for a fridge/freezer, dishwasher and washing machine.

Generously sized living room with French patio doors leading out to the garden, and continued Amtico flooring.

Beautifully decorated second reception room, positioned to the front elevation, with Amtico flooring and a bay window flooding the room with an abundance of natural light.

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

First floor landing with a storage cupboard and loft hatch.

Four excellent sized bedrooms, all well-proportioned and double in size.

The main bedroom is situated to the front elevation and benefits from ample space for a king size bed and large wardrobes, along with an en-suite shower room. The shower room features timber effect vinyl flooring, ceramic wall tiling, a shower cubicle, a wash hand basin, a WC and a storage cupboard.

The second bedroom is also positioned to the front elevation, whilst bedrooms three and four enjoy lovely views over the rear garden.

The main family bathroom is finished to a high standard with ceramic wall tiling, vinyl timber effect flooring and a white three-piece suite comprising a panel enclosed bath, a pedestal wash hand basin and a WC.

Single garage with a manual up and over door, power supply, lighting and a side door leading into the hallway.

Positioned within a desirable cul-de-sac, the property occupies a neat and attractive frontage with a well-kept lawn, paved pathway and a driveway providing off road parking. There is also an electric car charging point, and a side gate providing access to the garden.

The rear garden boasts an impressive size with a generous lawn, planted borders and a paved patio area. There is also a timber shed, side access to the front elevation and a further paved seating area positioned at the top of the garden.



Hall
4.06m x 4.06m (13'4" x 13'4") max

Living Room
5.23m x 3.15m (17'2" x 10'4") max

Kitchen/Dining/Family Room
6.93m x 5.11m (22'9" x 16'9") max

Boot Room
2.13m x 2.08m (7'0" x 6'10") max

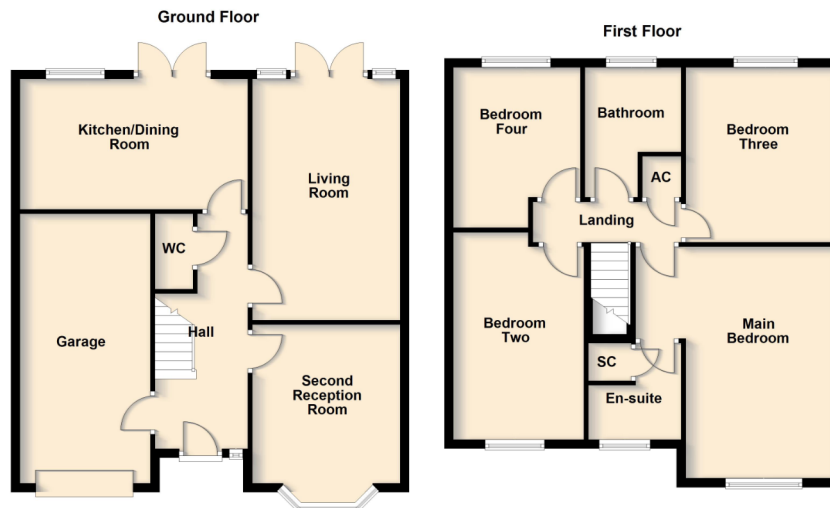
Main Bedroom
3.51m x 3.25m (11'6" x 10'8") max

Bedroom Two
3.76m x 2.84m (12'4" x 9'4")

Bedroom Three
3.25m x 2.46m (10'8" x 8'1")

Bedroom Four
3.63m x 2.24m (11'11" x 7'4") max

Bathroom
2.95m x 2.16m (9'8" x 7'1")



*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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