



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Location and Interior to Impress"

A beautifully extended and fully refurbished four-bedroom detached family home, finished to an exceptional standard throughout. The property has been thoughtfully upgraded to create superb open-plan living, high-quality contemporary finishes, a beautifully landscaped rear garden, and double garage.



Brookfield Road
Market Harborough
LE16 9DU





Brookfield Road is situated within a well-established and sought-after residential area of Market Harborough, offering convenient access to the town centre, excellent schooling, and a wide range of amenities. Market Harborough provides independent shops, cafés, restaurants, and supermarkets, along with direct rail services to London St Pancras. The property also enjoys proximity to open countryside and green spaces.

Entrance is granted via a composite front door leading into the spacious hallway with Dijon tumbled limestone flooring. The hallway provides access to the living room, family room, and kitchen/dining room. Stairs rise to the first-floor landing and benefit from an understairs storage cupboard.

Generously proportioned living room, featuring a window to the front elevation flooding the room with natural light and glazed double doors opening into the open-plan kitchen area, creating a lovely flow.

The downstairs WC is fitted with a low-level WC and hand wash basin.

The true heart of the home is the exceptional extended kitchen dining living space to the rear. Benefiting from continued Dijon tumbled limestone flooring, Velux windows, and glazed sliding doors to the rear and side allow natural light to pour into the room.

The kitchen comprises contemporary solid oak door shaker-style eye and base level units, complemented by Silestone quartz worksurfaces, a stainless steel one and a half bowl sink with mixer tap, an integrated oven and microwave, four ring induction hob with extractor fan, an integrated dishwasher, and space for a fridge freezer. A central island provides a social focal point.



A separate utility room is fitted with solid oak door shaker style eye and base level units, oak square edge work surfaces, a stainless steel one bowl sink with mixer tap and drainer, with continued flooring and a glass panelled door leading out to the rear garden.

Stairs rise to the first-floor landing.

The main bedroom is a spacious double room benefiting from a dual aspect, filling the room with natural light, and boasts sleek mirrored fitted wardrobes. The main bedroom ensuite comprises tiled flooring, a walk-in shower with glass sliding door, ceramic sink with mixer tap and integrated storage, a low-level WC, and chrome heated towel rail.



Bedroom two is a further generous double room with fitted wardrobes and a large window overlooking the front of the property.

Bedroom three and four are also double in size, with windows overlooking the rear garden.

The family bathroom comprises tiled flooring, a panelled bath with shower over and glass shower screen, a low-level WC, a hand wash basin, and chrome heated towel rail.

To the front, a tarmac driveway provides off-road parking for two cars and provides access to the double garage. The garage boasts durable 8mm rubber tile flooring, five double power sockets, and an electric garage door on the left-hand side. The rest of the frontage is mainly laid to lawn bordering the paved pathway.

The rear garden has been thoughtfully landscaped, featuring a generous paved porcelain patio extending from the kitchen round to the side of the property, bordered by raised timber planters and mature hedging. The remainder of the garden is enclosed by timber fencing.



*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

