



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Angell Drive, Market Harborough

4 2 1



“Room To Grow”

Situated within the popular Farndon Fields development, built by the reputable Barratt Homes, this semi-detached three-storey home boasts generous proportions, four double bedrooms and a high-quality finish throughout.

Conveniently located within walking distance to Farndon Fields Farm Shop, the town centre with a variety of independent local shops and restaurants, and the train station with links into London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing and access to the guest WC with a white two-piece suite.

Modern kitchen comprising attractive vinyl flooring, eye and base level high gloss fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric double oven, a four-ring gas hob, an integrated dishwasher, and space for a washing machine and a freestanding fridge/freezer.

Spacious living/dining room with a large window and French doors overlooking the rear garden and flooding the space with natural light. There is ample space for a six-seater dining table and chairs, and a useful under stair storage cupboard.

First floor landing with access to the airing cupboard and stairs flowing up to the second floor.

The first floor comprises three bedrooms, two of which benefit from being double in size with fitted wardrobes, with the fourth bedroom currently being utilised as a study, perfect for those working from home.

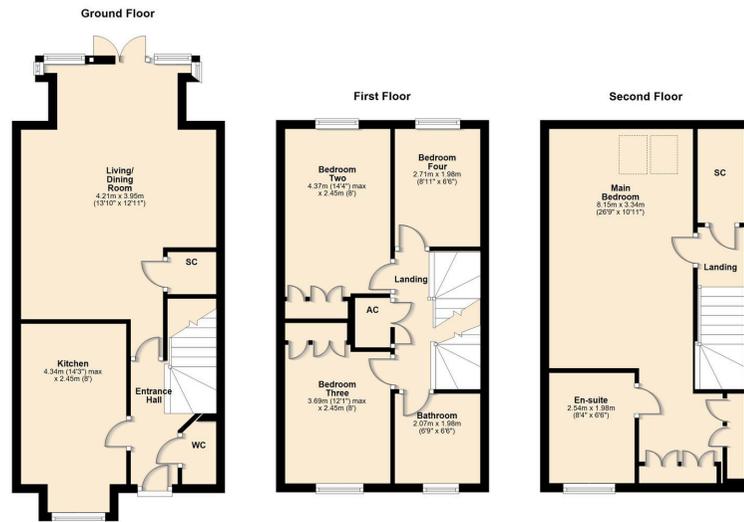
Modern family bathroom comprises attractive vinyl flooring and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over and a ceramic tiled splash back.

The main bedroom occupies the entire second floor and is a fantastic space with two skylight windows flooding the space with natural light. A dressing area with fitted wardrobes provides additional storage and a modern en-suite shower room comprises a white three-piece suite.

The property features a neat frontage with a timber sleeper flower bed and a paved path to the front door.

The rear garden is larger than you might expect for a property of this size, featuring a generous paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends and family. A path flows through the garden, with a blue slate chipped area on the right-hand side and a timber shed on the left-hand side. To the rear is a lawn area, and a path flows to the right leading to the tandem off road parking for two cars.





- 2015 Barrat Home
- Well Presented
- Four Good Sized Bedrooms
- Farndon Fields
- Off Road Parking
- Open Plan Living



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

