



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Room To Grow!"

Situated in a popular residential location and built by Charles Church in 2012, this impressive, detached residence offers fantastic views out over Market Harborough, off road parking, a garage, three bedrooms and an excellent finish throughout!



Stamp Close
Market Harborough
LE16 7YF





Situated in the popular Meadowdale catchment area, the property is within walking distance to the Primary Academy, town centre with a variety of independent local shops and restaurants, and the train station with links to London St Pancras within an hour. The A6 and A14 are also just a short drive away.

Entrance through the timber front door leading into the inviting entrance hall with high quality LVT flooring, access to the under-stair storage cupboard, and the guest WC with a white two-piece suite.

Modern and stylish living room in excellent decorative order featuring high quality LVT flooring, plantation style shutters to the dual aspect windows, French doors opening out to the rear garden and a feature fireplace with space for an electric fireplace.

Kitchen/dining room comprising polished tiled flooring, a beautiful bay window to the front elevation, eye and base level fitted units, roll top work surfaces, a white ceramic one and a half bowl sink, an integrated AEG electric double oven with a four ring electric hob and chimney style extractor over, an integrated fridge freezer and dishwasher, space for a washing machine and a door out to the side of the property.



First floor landing with access to the attic via a hatch.

Spacious main bedroom in excellent decorative order with a fitted wardrobe and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring, a heated towel rail, a low-level WC, a pedestal Sottini hand basin, and a double width shower enclosure with a fitted shower over.

Two further bedrooms, one of which is double in size and the third a generous single.



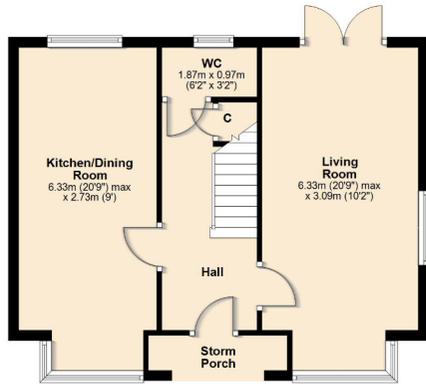
Modern family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal Sottini wash hand basin, and a panel enclosed bath with a fitted shower over.

Single garage with a manual up and over door, a side personnel door, power and light.

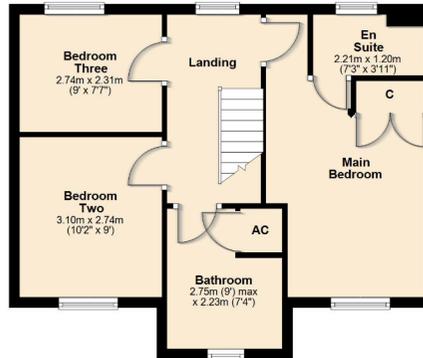
Neatly tucked away, the property benefits from a neat and attractive frontage comprising a mixture of mature plantings, a blocked paved path to the front door and a hand standing driveway providing off road parking for two cars. The rear garden is larger than you might expect for a modern property, benefitting from being tucked away in the corner. The garden features two circular patio areas to capture the best of the days sun, with a timber summerhouse also benefitting from power and light. A multitude of mature plantings to the left-hand side adds a good degree of privacy, and a timber shed provides additional storage.



Ground Floor



First Floor



*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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