



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

35 Harvest Road,

3 2 1



## 'Modern Family Living'

Built by the highly regarded Davidsons Homes to their popular Chillingham design, this attractive three-bedroom residence is situated on the sought-after Harvest Road development and benefits from a detached garage, covered carport, landscaped rear garden and well-presented accommodation throughout.

Entrance is granted via a composite front door into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor accommodation.

Positioned to the front of the property is a well proportioned living room, enjoying a pleasant outlook and benefitting from useful understairs storage.

The hallway continues through to an inner hallway providing access to the guest WC and kitchen/dining room. The guest WC is fitted with contemporary wall tiling, Karndean flooring, a low-level WC and wash hand basin.

Spanning the full width of the rear of the property, the kitchen/dining room provides an excellent space for both everyday family life and entertaining. The dining area offers ample room for a table and chairs, whilst French doors open directly onto the rear garden allowing an abundance of natural light to fill the room. The kitchen is fitted with an array of eye and base level units complemented by work surfaces over, a stainless steel sink with mixer tap and integrated AEG appliances including a tall fridge freezer, dishwasher, oven, combination microwave oven and gas hob with extractor hood over.

Stairs rise to the first-floor landing which benefits from a useful storage cupboard and provides access to all first-floor accommodation.

The main bedroom is a generous double room benefitting from a fitted dressing area and a spacious ensuite shower room fitted with a double shower enclosure, wash hand basin, low-level WC and Karndean flooring.

There are two further well proportioned double bedrooms, both served by the family bathroom.

The family bathroom is fitted with a contemporary four-piece suite comprising a panel enclosed bath, separate shower enclosure, wash hand basin and low-level WC, complemented by attractive tiling, recessed lighting and Karndean flooring.

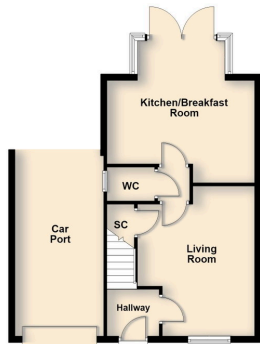
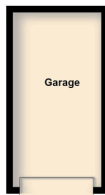
Outside, the property enjoys an attractive frontage with established planting and steps leading to the front entrance door. An electric roller garage door provides access to the covered carport, which in turn leads through to the detached garage beyond. Together, they provide excellent off-road parking and useful storage space.

The rear garden has been thoughtfully landscaped to create an attractive outdoor space. A paved patio extends directly from the rear of the property, providing the perfect space for outdoor dining and entertaining. A sleeper retaining wall with steps rises to a lawned garden, whilst well-stocked planted borders provide colour and interest throughout the seasons. Gated access leads through to the driveway, carport and garage.

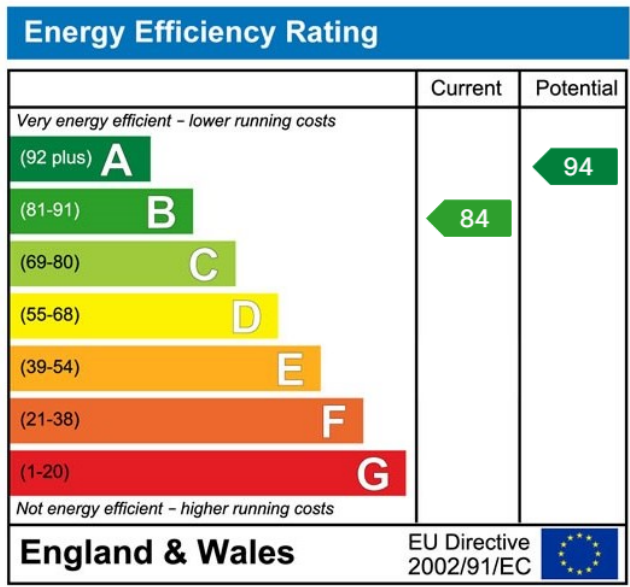
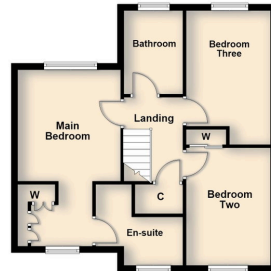
Annual service charge - £209.



Ground Floor



First Floor



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.

