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## 'Flexible Family Living in a Prime Location'

Occupying a desirable set back position, within a sought-after cul-de-sac, just a short walk from Meadowdale Primary School & the train station, this well-presented family home offers flexible family living with its multiple reception rooms and benefits from being for sale with no chain!



Long Brimley Close  
Market Harborough  
LE16 7EX



Ideally situated within the ever-popular Meadowdale Academy catchment area, the property is within walking distance to the local amenities, town centre and the train station offering excellent commuter rail links to London. The A6 and A14 are also just a short drive away.

Welcoming entrance hall with access to all ground floor accommodation, a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring a charming fireplace with a gas fire and French patio doors leading out to the garden.

The well-presented kitchen boasts herringbone style flooring, space for a breakfast table and chairs, and a door out to the garden. The kitchen features an array of shaker style eye and base level units, ceramic wall tiling, a marble effect work-surface, and a Blanco one and a half bowl sink with a mixer tap and draining board beneath the window. Appliances include a double oven, a four-ring gas hob, an integrated fridge/freezer and space for a washing machine, tumble dryer and a dishwasher.

Double doors off the hallway lead into the dining room, featuring a bay window to the front elevation injecting an abundance of natural light.

The garage has been thoughtfully converted to create a second reception room, study, playroom or ground floor bedroom, offering flexibility for a buyer's needs.

Downstairs WC with a wash hand basin and a low-level WC.

Stairs rise to the first-floor landing with an airing cupboard and a loft hatch.

The main bedroom offers a wonderful size, situated to the front elevation with two front facing windows, an array of fitted wardrobes and an en-suite shower room.

The en-suite comprises tiled effect flooring, LED ceiling spotlights, wall tiling, a heated towel rail and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

Three further bedrooms are positioned to the rear elevation, overlooking the rear garden, with two benefitting from fitted wardrobes.

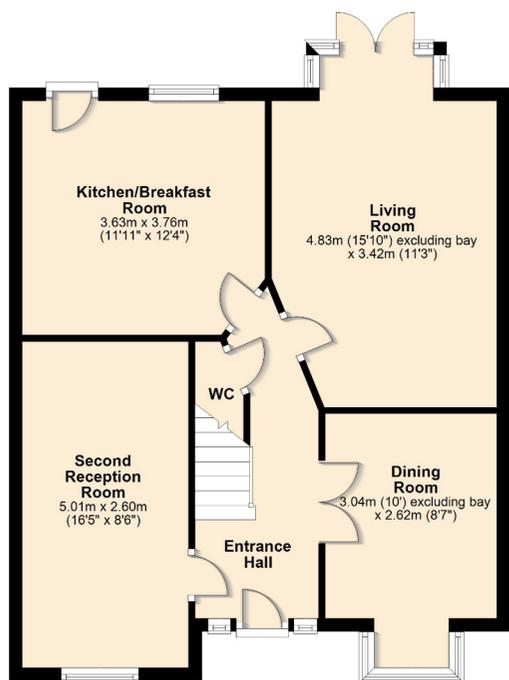
The main family bathroom features a four-piece suite with a separate shower cubicle, panel enclosed bath, a pedestal wash hand basin and a low-level WC. The room is finished with tiled effect flooring and ceramic wall tiling.



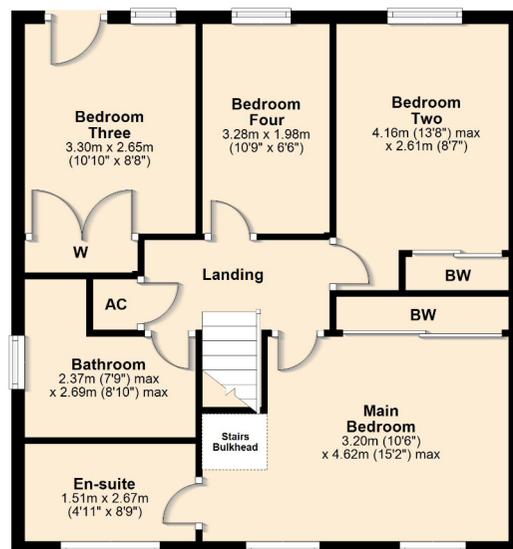
Set back from the road, down a shared driveway, the property boasts an attractive frontage with a neatly kept front garden and a driveway providing side by side parking for two cars.

The well established, south-west facing rear garden offers a true sun trap, and features a generous paved patio adjoining the property, a lawn, a vegetable plot and planted borders. To the top of the garden is an additional seating area and a timber shed.

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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