



Florence Grove, Market Harborough **Freehold** £575,000 O.I.E.O.

**Pattison
Lane**

Key Features

 5  3  B  F

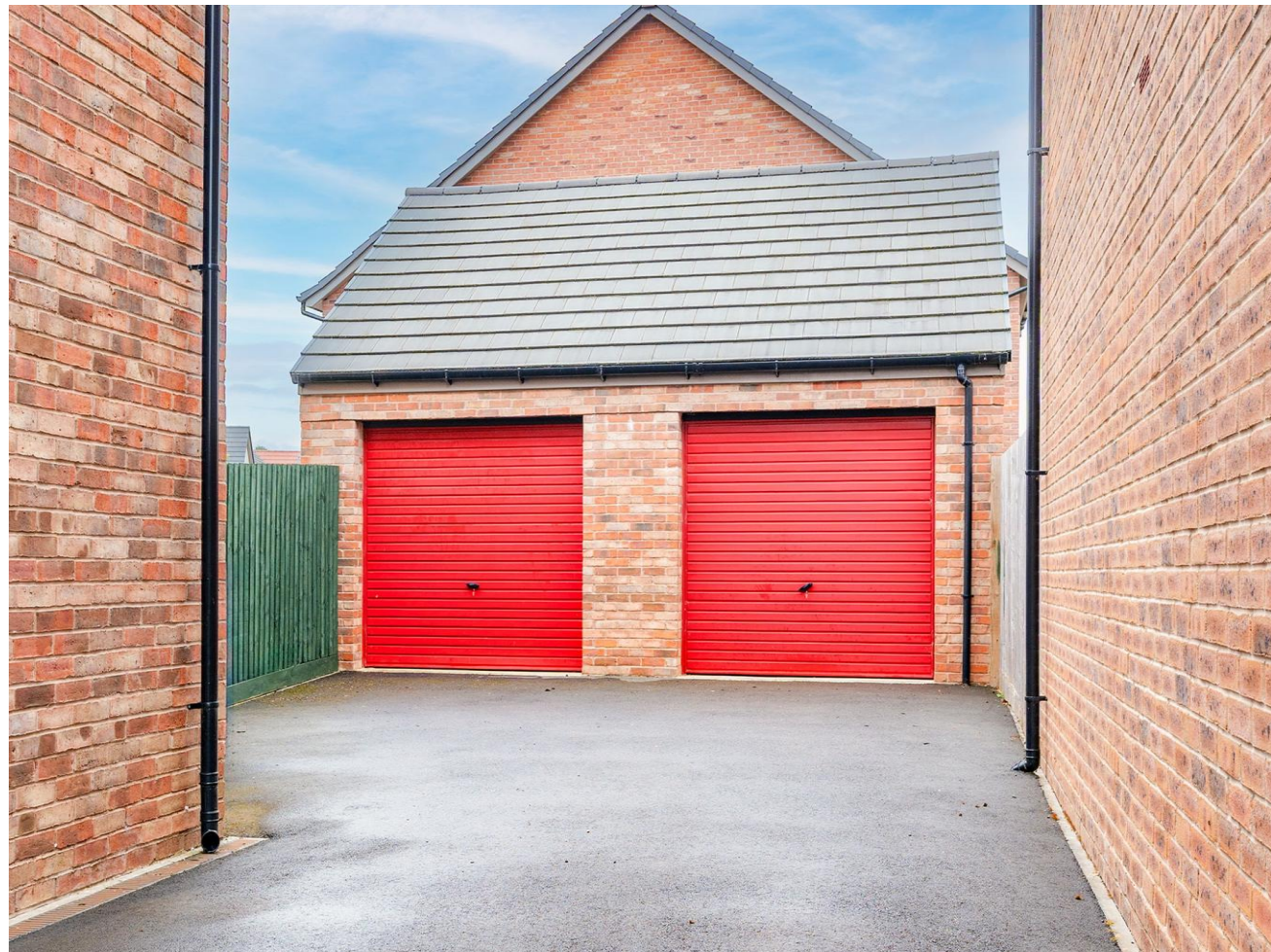
- Five Bedroom Detached House
- Double Garage & Driveway
- Downstairs WC
- Two En Suite Facilities & Family Bathroom
- Utility Room

Discover Your Dream Home: A Luxurious Haven Awaiting You! This stunning five-bedroom detached residence truly offers the epitome of modern family living. Nestled on a private, walled corner plot, its commanding presence is matched only by the exquisite interior.

Pull onto your expansive private driveway, leading to a generous detached double garage, providing ample parking and storage.

Built to an exceptionally high standard by Avant Homes, this property still benefits from the balance of its NHBC warranty, offering peace of mind for years to come. Step inside and prepare to be captivated; every inch of this home has been meticulously maintained and beautifully presented, meaning you can simply unpack and start enjoying your new lifestyle from day one.

The ground floor boasts an impressive open-plan design, creating a seamless flow perfect for entertaining, yet cleverly defined into distinct, versatile living spaces. Picture yourself working from home in the dedicated study, unwinding in the



elegant formal lounge, or gathering with loved ones in the magnificent kitchen diner. This culinary hub features ample space and dramatic bi-folding doors that effortlessly connect indoor comfort with outdoor bliss. Adjacent, a cozy family room offers another adaptable space for relaxation.

Upstairs, five well proportioned bedrooms await. The luxurious master suite and a second bedroom both enjoy the convenience of their own stylish en-suite shower rooms, complete with cutting-edge remote-control showers for ultimate comfort. A contemporary family bathroom serves the remaining bedrooms.

This isn't just a house; it's a lifestyle. Viewing is essential to fully appreciate the exceptional quality, space, and seamless design this remarkable home offers.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 12'3 x 12'5 plus bay (3.73m x 3.78m)

STUDY 8'1 x 7'1 (2.46m x 2.15m)

KITCHEN / DINING ROOM 19'2 x 12'8 (5.84m x 3.86m)

FAMILY ROOM 12'2 x 8'5 (3.70m x 2.56m)

UTILITY ROOM 6'1 x 4'6 (1.85m x 1.37m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 12'5 plus recess narrowing to 9'9 x 12'1 max into wardrobe (3.78m narrowing to 2.97m x 3.68m)

EN SUITE



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM TWO 11'4 x 9'2 (3.45m x 2.79m)

EN SUITE

BEDROOM THREE 12'4 x 8'9 (3.75m x 2.66m)

BEDROOM FOUR 9'6 x 9'2 (2.89m x 2.79m)

BEDROOM FIVE 7'6 x 8'10 (2.28m x 2.69m)

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE & DRIVEWAY

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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