



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hall Close, Arthingworth

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"Views, Glorious Views"

Situated within the highly desirable village of Arthingworth, and boasting stunning countryside views to the rear, this deceptively spacious three/four-bedroom link detached home is sure to impress, featuring a generous and flexible floorplan, a single garage, and offered for sale with no onward chain!

This property enjoys a peaceful rural setting within walking distance of the village pub and beautiful surrounding countryside. Excellent transport links are close at hand, with easy access to the A14, M6, M1, and the nearby market town of Market Harborough.

A naturally lit entrance porch with terracotta tiled flooring opens into a welcoming entrance hall, which provides access to the majority of the ground floor accommodation, a useful cloakroom, and the staircase rising to the first floor. The beautifully appointed living room enjoys a wonderful triple aspect, flooding the space with natural light. A decorative fireplace creates a charming focal point, while large sliding patio doors offer picturesque views of the rear garden and far-reaching countryside.

The well-proportioned dining room features a front-facing window and ample room for a sizeable dining table and chairs. This versatile space also offers potential to serve as an additional bedroom, particularly with the ground floor shower room conveniently located next door.

A practical cloakroom provides space for coats and shoes and leads into the ground floor shower room, fitted with a heated towel rail, ceramic wall tiling, and a white three-piece suite including a shower cubicle, pedestal wash basin, and low-level WC.

The kitchen/dining room enjoys lovely views over the garden and countryside through two rear-facing windows. It is fitted with an array of shaker-style wall and base units, a one-and-a-half bowl sink, roll-top work surfaces, a double oven, four-ring electric hob, and space for a fridge freezer. There is also ample space for a dining table and chairs, and a door leads through to the utility room.

The utility room offers access to the boot room, garage, front of the house, and garden. It includes a side window, stainless-steel sink, space for a washing machine, and further storage within base units. A separate boot room provides additional storage and appliance space, with a window overlooking the garden.

On the first floor, the landing gives access to a WC, a storage cupboard, and an airing cupboard.

There are three generously sized double bedrooms, with the main and second bedrooms enjoying delightful countryside views to the rear. Both of these bedrooms benefit from direct access to the bathroom, while the main bedroom is further enhanced by a separate dressing room/kitchenette. Bedroom three enjoys a dual aspect and is fitted with an air conditioning unit.

The bathroom features ceramic wall tiling, a panel-enclosed bath, pedestal wash hand basin, and low-level WC. A separate WC includes a wall-hung wash hand basin and low-level WC.

Situated within a sought-after cul-de-sac, the property is attractively set back from the road behind a charming low-level wall and a front garden planted with mature plantings and a pathway to the entry porch. A side driveway provides tandem parking for two vehicles and leads to a single garage and a door into the utility room.

The rear garden has been thoughtfully designed for low-maintenance living, offering stunning open countryside views and a truly tranquil retreat. Adjacent to the house is a superb, paved patio with planted borders, while steps lead down to a private gravelled seating area complete with a timber shed.

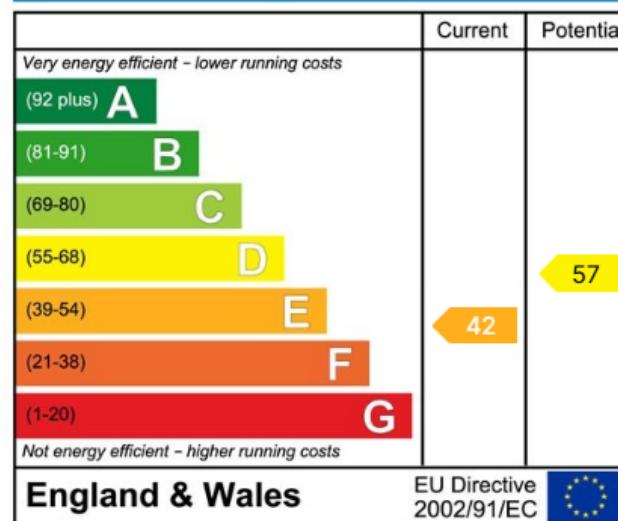




- Living Room - 8.64m x 3.84m (28'4" x 12'7")max
- Kitchen/Dining Room - 5.72m x 3.63m (18'9" x 11'11")
- Shower Room - 3.51m x 1.88m (11'6" x 6'2")
- Dining Room/Bedroom Four - 4.57m x 4.27m (15'0" x 14'0")
- Boot Room - 2.74m x 2.69m (9'0" x 8'10")
- Main Bedroom - 4.17m x 2.9m (13'8" x 9'6")
- Dressing Room/Kitchenette - 2.57m x 2.03m (8'5" x 6'8")
- Bedroom Two - 4.67m x 3.86m (15'4" x 12'8") max
- Bedroom Three - 5.41m x 3.33m (17'9" x 10'11") max
- Bathroom - 2.57m x 2.01m (8'5" x 6'7") WC - 1.45m x 1.02m (4'9" x 3'4")



Energy Efficiency Rating



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.

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