



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## "Plot, Position & Proportions To Impress"

An impressive and beautifully proportioned five-bedroom detached family home, positioned within a highly regarded residential setting and offering generous living accommodation, a detached double garage and beautifully landscaped gardens.



Ridge View,  
Market Harborough  
LE16 7GJ





Ridge View is located within a highly desirable residential area of Market Harborough, a short walk into the town centre, which offers an excellent selection of independent shops, supermarkets, cafés and restaurants, while Market Harborough railway station provides direct mainline services to London St Pancras International, making the area particularly appealing to commuters. The town is also well served by the highly regarded Robert Smyth Academy and enjoys easy access to beautiful surrounding countryside, leisure facilities and major road networks including the A6, A14 and M1.

Entrance is granted through a solid oak door, opening into a spacious and welcoming hallway featuring tiled flooring and providing access to all reception rooms with a central staircase rising to the first floor.

Double oak doors lead into a ground floor Study / playroom, fitted with useful built-in shelving, carpeted flooring and a large window to the front elevation, making it an ideal home working space.

Further double oak doors open into the main living room, a well-proportioned and inviting space finished with thick veneered oak flooring, a gas fireplace as a focal point and double doors opening out to the beautiful rear garden.

A ground floor WC comprises laminate flooring, a window to the front elevation, a low-level WC and wash hand basin.

Double oak doors lead into a cosy snug, featuring laminate flooring and a window to the front elevation, filling the room with natural light, providing an excellent secondary reception room.



The heart of the home is the beautifully extended kitchen/dining room, finished with ceramic tiled flooring and thoughtfully designed for modern family living. The kitchen boasts a Smeg range cooker with a six-ring gas hob and electric double oven, Smeg hooded extractor, inset ceramic sink with a mixer tap and boiling water tap, American-style fridge/freezer, Bosch dishwasher and a pantry cupboard. Bi-fold doors to the rear seamlessly connect the space to the garden, flooding the room with natural light.

A utility room continues the ceramic tiled flooring and is fitted with a one-and-a-half bowl sink, square-edged work surfaces and a glass-panelled door providing access to the side of the property.

A central staircase flows up to the first floor landing.

The main bedroom boasts generous proportions, featuring a dedicated dressing area with built-in wardrobes. A large window to the front elevation floods the room with natural light. The en-suite comprises tiled flooring, a walk-in shower, wash hand basin with mixer tap, LED storage mirror and a frosted window to the front.

The second bedroom, also a generous double, enjoys a rear-facing window and benefits from its own en-suite, fitted with timber-effect ceramic tiled flooring, a low-level WC, a wash hand basin, a walk-in shower, LED storage mirror with razor socket and heated towel rail.

The third bedroom is another well-proportioned double overlooking the rear garden.

The fourth bedroom is a generous double with a large window to the front elevation.

The fifth bedroom, currently used as a home office, would make an ideal single bedroom or nursery.

The main family bathroom is complemented by ceramic tiled flooring and comprises a bath, a low-level WC and a wash hand basin with a mixer tap and an LED storage mirror.





The property is approached via a shared driveway leading to a detached double garage, fitted with an electric roller door, alarm system, power, lighting and a side personnel door. The driveway provides off-road parking for three vehicles, with further parking for two vehicles within the garage if required.

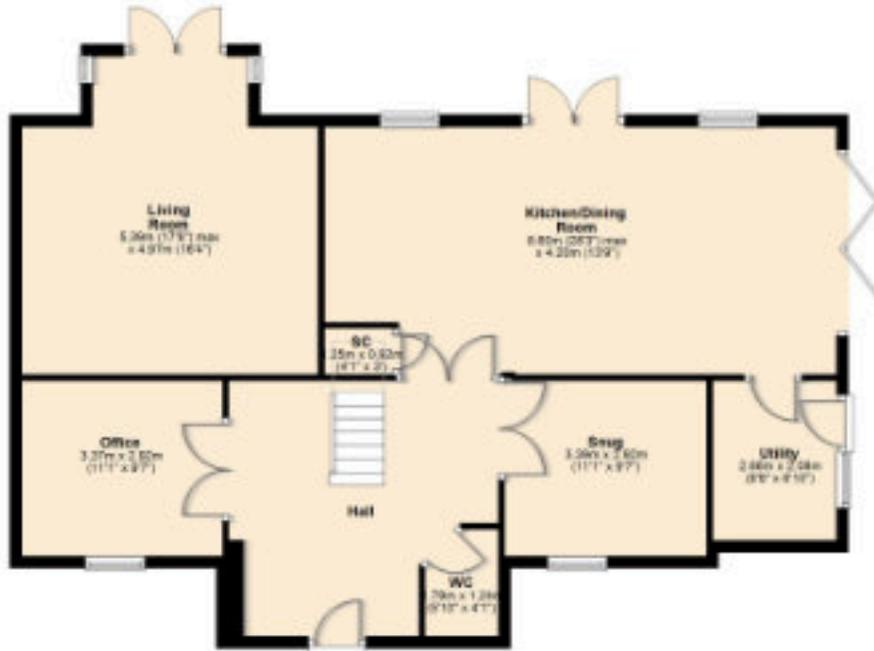
A low-level picket fence encloses the attractive front garden, where a paved pathway gently curves to the front door. Mature shrubbery flanks the pathway, which continues around to the rear garden and the garage personnel door. A well-maintained lawn sits to the left-hand side, with the path flowing around to the right-hand side, providing a pretty and evergreen border.

To the rear, the beautifully landscaped garden is predominantly laid to lawn and enjoys a high degree of privacy. A substantial paved patio extends from the rear of the property, ideal for outdoor dining and entertaining, with a feature water fountain providing an attractive focal point. Gravelled borders, shaped hedging, mature shrubs and established trees, including a variety of fruit trees, create interest throughout the seasons. Positioned towards the end of the garden, a charming summer house offers a peaceful retreat or useful additional space for hobbies or home working. A gravelled side access completes the outside space, along with further lawned areas, trees and vegetable beds.

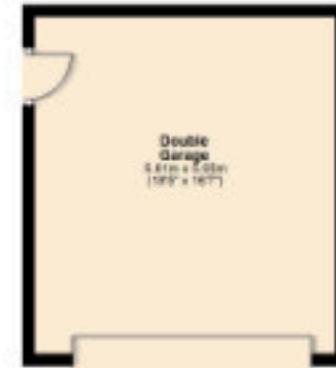
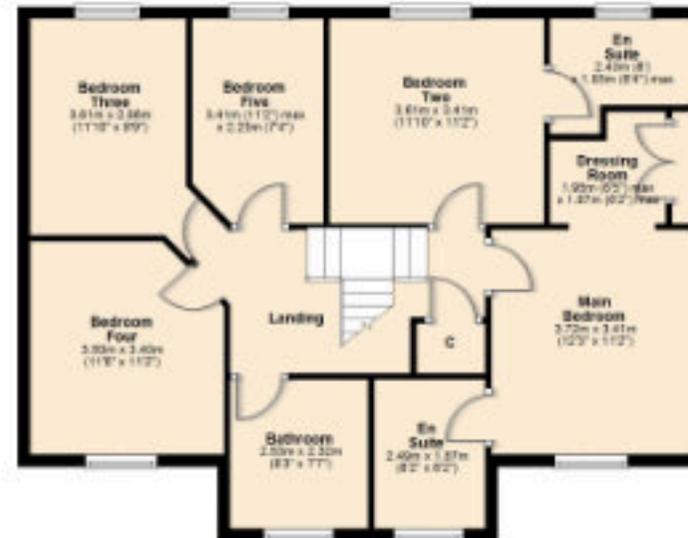




Ground Floor



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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