



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## "The Full Package"

Occupying a sought-after position overlooking the neighbouring green, this executive detached home boasts generous proportions throughout, a fantastic kitchen extension, high quality fixtures throughout, and a fantastic west facing garden, offering a perfect purchase for families after the full package!



Coales Gardens  
Market Harborough  
LE16 7NY





Situated within a short walk to Robert Smyth Academy, the property is also within walking distance to the town centre with a variety of shops and restaurants, local primary and secondary schools, the popular Grand Union Canal and the train station, providing direct links to London St Pancras within the hour.

Entrance is gained through a contemporary front door, into a spacious and welcoming entrance hall boasting beautiful herringbone effect Karndean flooring, bespoke under-stairs storage, a guest WC and stairs rise to the first floor.

Situated to the rear of the property is the stunning kitchen/dining/family room, which is the true hub of the home, having been thoughtfully designed and extended by the current owners, perfect for modern day living and entertaining.

The high-quality kitchen features stylish quartz counter tops, an array of eye and base level units with built in LED lighting, ample drawers and hidden bin storage, a Blanco sink and a fantastic quartz top central island and breakfast bar with seating for four, built in power sockets and additional storage.

A range of high-quality Miele & Neff appliances include two ovens, a dishwasher, a five-ring induction hob, an extractor fan and space for a large fridge/freezer.

The room also benefits from herringbone effect Karndean flooring, a range of LED and pendant lighting, Velux windows flooding the room with natural light and bi-folding doors with built in blinds leading out to the west facing garden.

Fantastic sized living room, featuring a tasteful decor and modern carpeting, with a large window and French patio doors leading out to the garden.



Beautifully appointed snug/playroom, with modern décor and carpeting and boasting three windows overlooking the neighbouring green.

The study offers an ideal space for those working from home, and also benefits from a green outlook, a generous storage cupboard and an integral door to the garage.

Guest WC comprising Karndean flooring, a wash hand basin with vanity cupboard and a low-level WC.

First floor landing with a generous storage cupboard, an airing cupboard and a loft hatch to a partially boarded attic with a ladder and shelving.

Five well-proportioned bedrooms, all in excellent decorative order with four bedrooms being double in size and bedroom five being a small double.

The main bedroom is positioned to the front elevation, boasting fantastic views of the neighbouring green, with space for a super-king size bed, ample fitted wardrobes and an en-suite shower room.

The beautifully presented en-suite comprises attractive floor and wall tiling, a chrome heated towel rail, a large walk-in shower rainwater shower, and a wash hand basin and low-level WC built within a vanity unit.

Positioned to the front elevation the second bedroom is double in size and overlooks the neighbouring green.

Bedrooms three and four benefit from their own wash hand basin and shared access to an additional bathroom. The additional bathroom features attractive floor and wall tiling, a chrome heated towel rail, a P-shaped panel enclosed bath with a contemporary shower screen and shower over, and a low-level WC.

Bedroom Five is a small double room with space for a double bed, over looking the rear garden and farm land beyond.

The modern main family bathroom comprises sleek floor and wall tiling, a chrome heated towel rail and a white three-piece suite to include a P-shaped bath with a shower screen and shower over, a wash hand basin with a vanity drawer unit beneath and a low-level WC.

The garage benefits from an electric shutter door and is fully equipped with power and lighting. To the rear is a useful utility area offering ample storage, space for a washing machine and tumble dryer, a door to the study and housing a modern boiler installed in 2022.



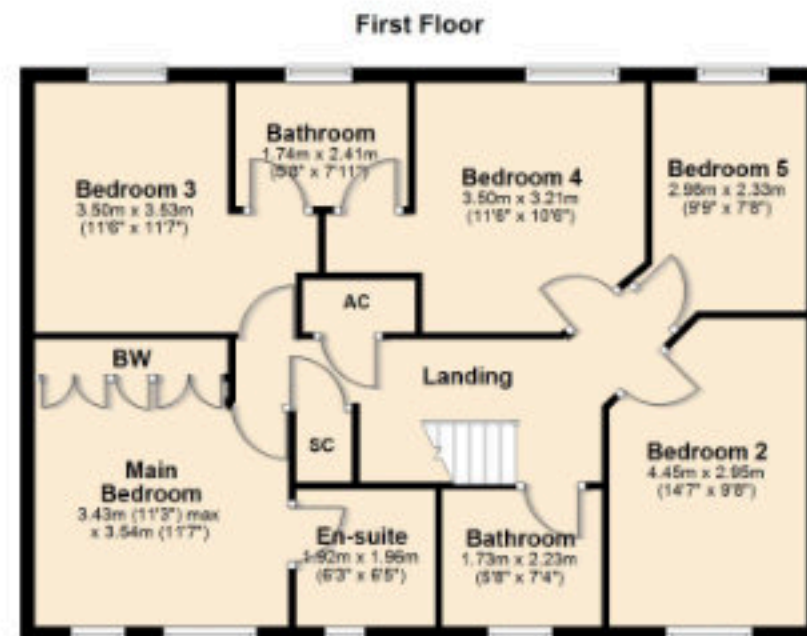
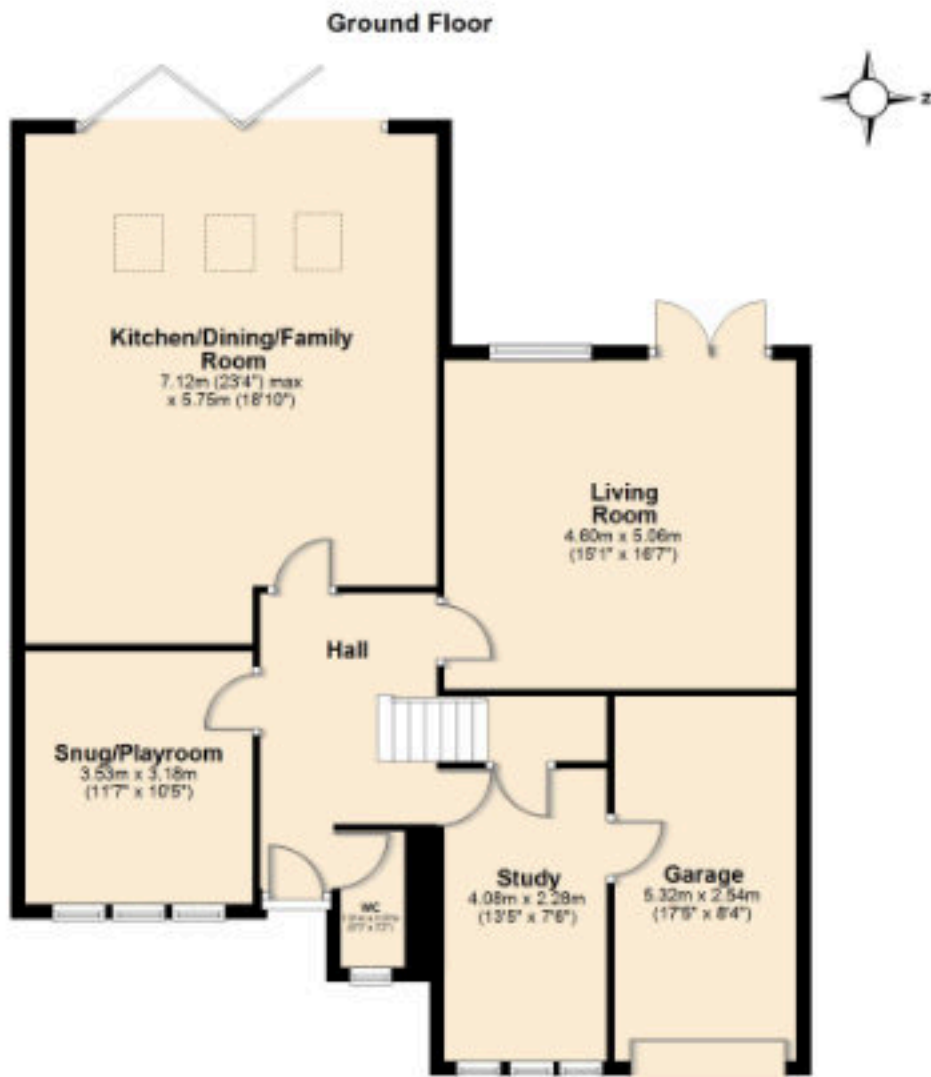


Tucked away within a desirable enclave, overlooking the green, the property enjoys a neat and attractive frontage with a well-kept lawn, a paved pathway to the front door, off-road parking for up to three vehicles, with an additional parking space opposite the property, a single garage and dual side access to the garden. Also included is an electric EV charger.

The beautifully designed west-facing garden features a generous paved patio area with a modern pergola, ideal for alfresco dining, a well-kept lawn and a host of well-stocked planted borders. The garden also benefits from outdoor lighting, external power sockets, an outside tap secure gates to the front elevation.







\*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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