



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Russet Close, Market Harborough

2 1 1



“Often Requested, Rarely Available!”

Entrance is gained into the inviting entrance hall benefiting from access to a fitted cloak room cupboard, a radiator and access through to the living room.

Well-proportioned living room situated to the front elevation with a feature bay window injecting an abundance of natural light from the delightful south facing aspect, a well-presented decor and excellent proportions.

Open plan kitchen/dining room creating a fantastic entertaining room with ample space for a dining table and chairs, access out to the garden and an array of windows flooding the room with natural light. The kitchen comprises a range of eye and base level units, a roll top work surface, tiled splashbacks, a stainless-steel sink, an integrated double oven and a four-ring ceramic hob with extractor hood over. There is also an integrated fridge/freezer and space for a dishwasher and washing machine.

Luxury shower room finished to an exceptionally high standard with full height tiling, a chrome heated towel rail and a three-piece suite to include a walk in, double width shower, a pedestal washed hand basin and a low level WC.

Two double bedrooms all offering an immaculate finish with the main bedroom featuring a wealth of fitted wardrobes and drawers and an outlook of the garden beyond.

Light and airy conservatory, accessed via the garden making the idea garden room to enjoy the picturesque setting with space for seating.

Detached single garage providing excellent storage, a front manual up and over door, side personnel door, power and light.

Located within an established cul de sac, the property boasts a neat frontage with an array of mature plantings, a paved path leading to the front door and side access. There is a hardstanding driveway providing off road parking for one car and access to the single garage.

The beautifully landscaped rear garden has been well kept and offers a good degree of privacy and a wealth of colour with its established plantings. There is a part paved patio area ideal for seating, access to the conservatory and steps rise to the main section of the garden which is neatly retained by a level wall with planted border. The garden features a well-maintained lawn and is surrounded by well stocked plantings and mature shrubbery. There is a raised seating area, perfect for enjoying the afternoon sun and access to the garage via the side personnel door.

Living Room - 4.95m x 3.73m (16'3" x 12'3") max

Dining Room - 2.62m x 1.98m (8'7" x 6'6")

Kitchen - 3m x 2.82m (9'10" x 9'3")

Main Bedroom - 3.89m x 2.79m (12'9" x 9'2")

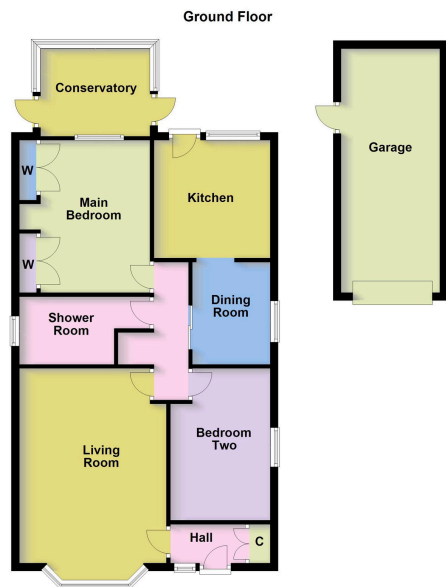
Bedroom Two - 0.74m x 2.44m (2'5" x 8'0")

Shower Room - 3.33m x 1.73m (10'11" x 5'8") max

Conservatory - 2.79m x 2.24m (9'2" x 7'4")

Garage - 6.17m x 2.49m (20'3" x 8'2")





- Detached Bungalow
- Cul De Sac Position
- Close To The Train Station and Town Centre
- Single Garage



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

