



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "A Family Favourite"

Situated within the highly regarded Farndon Fields development, this beautifully presented David Wilson four bedroom detached family home offers generous accommodation throughout, ideal for modern family living. Boasting a private south-facing garden, off-road parking for multiple vehicles, an integral garage and a fantastic garden studio/home office, the property is presented in excellent decorative order throughout and occupies a highly desirable position.



Marmion Close  
Market Harborough  
LE16 9GS





This sought-after residential location enjoys the perfect balance of convenience and green space, positioned just a stone's throw from the neighbouring countryside, Welland Park, the popular Farndon Fields Farm Shop, Market Harborough town centre and mainline train station with direct rail links to London St Pancras.

Entrance is gained via the composite front door into a welcoming and spacious entrance hall boasting attractive ceramic tiled flooring, a fitted entrance mat, a useful storage cupboard and access to the guest WC, whilst stairs rise to the first floor accommodation.

Double doors open through into the beautifully appointed living room, a bright and inviting reception space benefitting from a dual aspect with a front facing bay window and additional side window allowing an abundance of natural light to flood the room. An under-stairs storage cupboard provides excellent storage.

Fantastic open-plan kitchen/dining/family room, thoughtfully designed with contemporary family living in mind. Featuring continued ceramic tiled flooring throughout, this fantastic entertaining space enjoys ample room for both seating and dining areas, whilst large bi-folding doors leading out to the stunning south-facing garden. The room provides ample space for both living and dining, and access to a separate utility room.

The kitchen is fitted with an array of eye and base level units complemented by roll-top work surfaces with matching upstands, a ceramic sink with mixer tap and drainer and a central island providing additional preparation and seating space. Integrated appliances include a double oven, fridge/freezer, dishwasher and five-ring gas hob.

Separate utility room with matching units and flooring providing additional storage along with space and plumbing for a washing machine and tumble dryer. A rear door provides access out to the garden.

The guest WC comprises continued tiled flooring, a corner pedestal wash hand basin with tiled splashback and a low-level WC.

Stairs rise to the generous first floor landing benefitting from a side elevation window, access to the airing cupboard and loft hatch.

Four well-proportioned double bedrooms, all beautifully presented in neutral tones, with both the main and second bedrooms benefitting from an array of fitted wardrobes providing excellent storage solutions.

The impressive main bedroom enjoys a desirable dual aspect allowing natural light to flood the room and benefits from extensive fitted wardrobes and a modern en-suite shower room. The en-suite incorporates tiled flooring and a three-piece suite comprising a fully tiled double width shower enclosure, pedestal wash hand basin and low-level WC.

Externally, the property is set back behind a generous tarmac driveway providing off-road parking for multiple vehicles and access to the integral garage. The frontage is attractively landscaped with mature shrub borders and a pathway leading to the front door.

The private south-facing rear garden has been thoughtfully landscaped to create a fantastic outdoor entertaining space whilst remaining relatively low maintenance in design. Predominantly laid to lawn with decorative gravel borders and established planting, the garden also benefits from raised timber planters. Stepping stone pathways leads to the excellent garden studio, whilst a paved patio area provides ample space for outdoor seating and alfresco dining. Gated side access leads to the front elevation.

A fantastic addition to the property is the versatile garden studio, offering an ideal space for those working from home or seeking additional recreational accommodation. Suitable for use as a home office, gym, studio or treatment room, the pod benefits from double glazed windows and doors allowing excellent natural light, alongside modern internal finishes including wood-effect vinyl flooring and air conditioning/heating, making the space suitable for year-round use.



Living Room  
4.65m x 3.84m (15'3" x 12'7")

Kitchen/Dining Room  
5.84m x 4.78m (19'2" x 15'8") max

Utility  
2.82m x 1.7m (9'3" x 5'7")

Main Bedroom  
3.84m x 3.68m (12'7" x 12'1") max

En Suite  
2.29m x 1.5m (7'6" x 4'11")

Bedroom Two  
3.84m x 3.48m (12'7" x 11'5") max

Bedroom Three  
3.58m x 2.92m (11'9" x 9'7") max

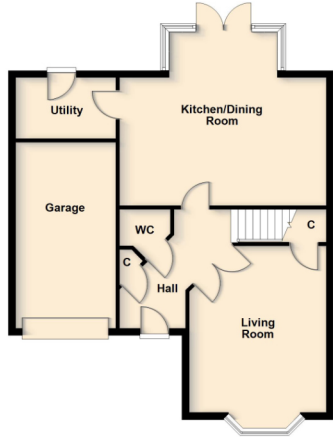
Bedroom Four  
3.84m x 3.48m (12'7" x 11'5") max

Bathroom  
2.82m x 1.88m (9'3" x 6'2") max

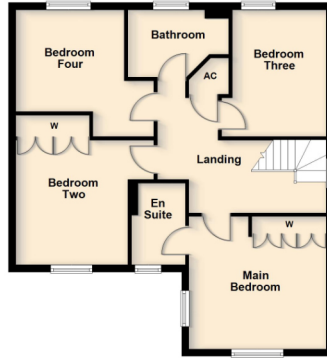
Garage  
5.18m x 2.79m (17'0" x 9'2")

Home Studio  
4.88m x 2.44m (16'0" x 8'0")

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.



Henderson Connellan, 63 High Street,  
Market Harborough, LE16 7AF

01858 410400  
marketharboroughsales@hendersonconnellan.  
co.uk



hendersonconnellanmh