



Connells

Holdenby Close
Market Harborough

Holdenby Close Market Harborough LE16 8JE

for sale offers over
£485,000



Property Description

A beautifully presented four-bedroom detached family home in an exclusive cul-de-sac, offering generous living space, modern open-plan dining, multiple reception rooms and excellent access to top schools, local amenities and fast London rail links.

Set within a quiet cul de sac of predominantly detached family homes built in the late 1990s, Holdenby Close provides a peaceful residential environment with no through traffic and a strong community feel.

With double glazing and gas central heating, this stylishly finished property is ready to move into.

Entrance Hall

Access to ground floor accommodation, stairs to upper floor and WC.

Living Room

Situated to the front of the property, this room provides a calm space benefitting from Karndean flooring which continues throughout the ground floor, bay windows and a gas fire with surround and marble hearth.

Kitchen Diner

This modern and well-designed space will become the heart of your home! The L-shape design provides separate functionality for

cooking and dining and will give you a wonderful entertaining space. Double patio doors open onto the rear garden making it an ideal space for families. A range of fitted cupboards provide plenty of storage and are complimented with a white granite worksurface. Kitchen island with induction hob and extractor fan above also adds additional dining space. Integrated twin ovens, dishwasher and space for a full sized fridge freezer.

Utility Room

Accessed off the kitchen, this room has space for a washing machine and tumble drier, sink with draining board and provides access to the rear garden.

Playroom

Accessed off the kitchen, this room is ideally located for families with young children but would also work well as a home office space.

Gym

Also accessed via the kitchen and currently used as a gym.

Upper Landing

Bedroom 1

Overlooking the front of the property, the master bedroom features double windows, fitted SlideRobe wardrobes and an en-suite.

En-Suite

Stylishly presented with a grey/white colour scheme. Wall-mounted floating vanity with double width sink, WC with built-in cistern, fully enclosed shower cubicle.

Bedroom 2

Situated to the rear of the property.

Bedroom 3

Situated to the front of the property.

Bedroom 4

Ideal children's bedroom to the rear of the property with built-in wardrobes.

Family Bathroom

Good-sized, modern bathroom with full wall tiling, contrasting floor tiles, bath with shower above, double width sink with vanity, heated towel rail and WC.

Outside

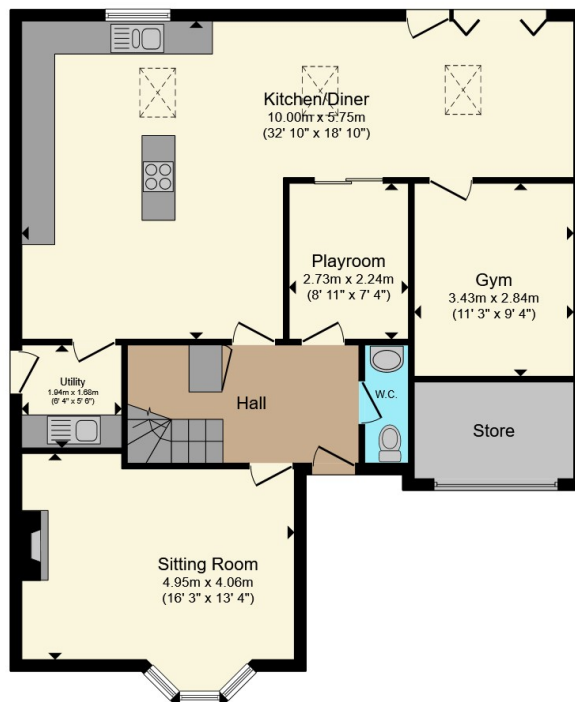
To the front of the property is a resin driveway providing parking for several cars. An integrated storage area is accessed via a garage door and provides vital space for busy families.

The rear of the property is laid mainly to lawn with a separate area large enough for a shed and currently used as a trampoline zone. Mature trees and shrubs provide privacy while the patio area is large enough for a dining table or hot tub.

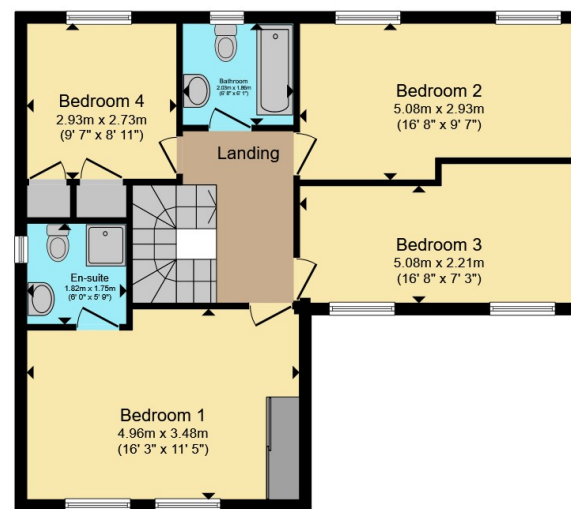








Ground Floor



First Floor

Total floor area 169.2 m² (1,822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01858 465 921

E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308235



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