



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

"The Plot and Potential Combine..."

...to form this impressive and extended detached residence, neatly tucked away on a fantastic corner plot in a sought-after area of the town, boasting generous proportions throughout, a spacious garden, four double bedrooms, a garage and the potential to add your own stamp to!



Blenheim Way  
Market Harborough  
LE16 7LQ





Conveniently located within walking distance to both Robert Smyth and Ridgeway schools, the town centre, other local amenities and the train station with links to London St Pancras within an hour.

Entrance through the timber and part glazed front door leading into the entrance hall with a wide staircase flowing up to the first-floor landing.

Spacious, open plan and extended living/dining room, creating an excellent entertaining space with triple aspect windows flooding the room with natural light, patio doors opening out to the garden and ample space for a large dining table and chairs.

Kitchen comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink with drainage board, a freestanding cooker with a four-ring electric hob, an integrated dishwasher, space for a fridge/freezer and washing machine, and a useful pantry cupboard under the stairs.

Guest WC with ceramic tiled walls, laminate flooring and a white two-piece suite.

First floor landing with access to the part boarded attic via a hatch with a drop-down ladder and benefitting from lighting.

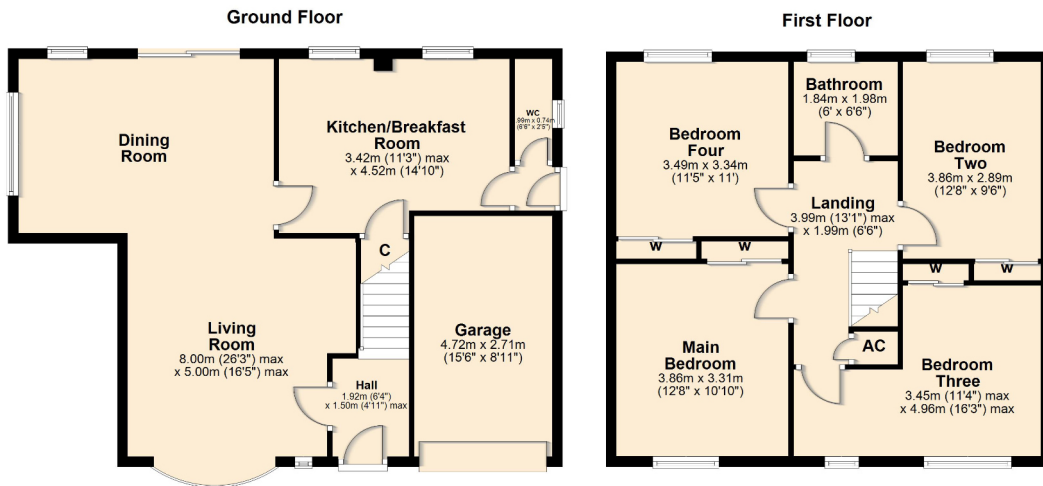
Four well-proportioned bedrooms, all benefitting from being double in size and with fitted storage. The second bedroom also benefits from a fitted sink.

Family bathroom comprising laminate flooring, ceramic tiled walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin, and a panel enclosed bath with an electric shower over.

Single garage with a manual up and over door and benefitting from power and light.



The property benefits from a neat and low maintenance frontage with a block paved driveway flowing up to the garage providing off road parking for two cars. The rear garden is larger than you might expect, benefitting from being the corner plot with ample space to the side of the property. Leading from the rear doors is a wide stone patio, benefitting from a west facing aspect to get the best of the late afternoon sun. A wealth of mature plantings sit next to the patio and around the border, with a well-maintained lawn area in between. To the side is a further well-maintained lawn area with a wraparound mature border, and a further block paved patio positioned to the south facing aspect to capture the best of the days sun.



\*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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