



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive and detached residence, neatly tucked away up a quiet cul-de-sac and built by the renowned David Wilson Homes, boasting generous proportions, a high standard of finish throughout, three double bedrooms, a converted garage and off-road parking!



Springhill Gardens
Market Harborough
LE16 9FD





Ideally situated next to the neighbouring green, the property also offers an easy walk into the town centre with a variety of independent local shops and restaurants, and the train station with links to London St Pancras within an hour.

Entrance through the part timber and glass panelled front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing.

The garage has been expertly converted to be utilised as an office/ playroom/second reception room, with a wall of fitted storage to the rear offering the perfect space for coat and shoes. The room is fully insulated and plastered, with ample power sockets and a window to the front elevation.

Spacious living room boasting a bay window to the front elevation injecting an abundance of natural light, a feature electric fireplace with a solid stone surround, and an opening through to the kitchen/dining room.

Modern and open plan kitchen/dining room comprising carpet flooring to the dining area, vinyl flooring to the kitchen area, French doors through to the conservatory, a door out to the rear garden and access to the guest WC.

The kitchen comprises a host of eye and base level shaker style fitted units, roll top work surfaces, a stainless-steel sink with drainage board, an electric double oven with a four-ring gas hob, space for an American style fridge/freezer, dishwasher and washing machine.

Guest WC comprising vinyl flooring and a white two-piece suite.

Light and airy conservatory featuring ceramic tiled flooring and French doors out to the patio area.

First floor landing with access to the part boarded attic via a hatch.

Spacious main bedroom in excellent decorative order with a wall of built in storage and a fantastic en suite shower room. The en suite comprises attractive vinyl flooring, a vanity enclosed wash hand basin, a low-level WC and a shower enclosure with a fitted shower over.

Two further bedrooms, both benefitting from being double in size with the second bedroom benefitting from double windows and the third a fitted wardrobe.

Family bathroom comprising vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a P shaped bath with a fitted shower over.

Neatly tucked away down the quiet cul-de-sac, the property features a neat and attractive frontage approached via the shared drive. A hard standing driveway provides off road parking for two cars, with a gravelled area offering a further parking space if required.

The rear garden has been perfectly landscaped to catch the best of the days sun, with a paved patio leading from the rear doors for the mornings and lunches, and a further patio at the rear of the garden for the afternoons. A lawn extends through the garden, bordered by established planting on all sides, with a further seating area positioned in the right-hand corner. Round to the side of the property is a spacious shed providing ample extra storage.



Living Room
3.94m x 3.33m (12'11" x 10'11")
excluding bay

Kitchen/Dining Room
6.98m x 3m (22'11" x 9'10") max

Office/Second Reception Room
4.55m x 2.49m (14'11" x 8'2") max

WC
1.45m x 0.84m (4'9" x 2'9")

Conservatory
3.43m x 2.49m (11'3" x 8'2")

Main Bedroom
3.43m x 3m (11'3" x 9'10") max

En Suite
2.11m x 1.73m (6'11" x 5'8") max

Bedroom Two
3.91m x 3.2m (12'10" x 10'6") max

Bedroom Three
3.17m x 2.79m (10'5" x 9'2") max

Bathroom
2.13m x 2.06m (7'0" x 6'9")



*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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