



3
Burton
Street

5
Burton
Street

**HENDERSON
CONNELLAN**
ESTATE AGENTS

Move In Ready!"

Perfectly positioned within a stone's throw of the popular Farndon Fields Farm Shop, this beautifully presented three bedroom home is sure to impress, boasting generous proportions throughout with a fantastic open plan layout and a single garage.



Burton Street
Market Harborough
LE16 7EX





Situated within the desirable Farndon Fields development, the property is within walking distance of the town centre, train station, local schools and neighbouring countryside walks.

Entrance is gained via a composite front door with a glazed side panel, flooding the entrance hall with an abundance of natural light.

The welcoming entrance hall provides access to the first floor, the guest WC, a useful storage cupboard, internal access to the garage and leads through to the fantastic open plan kitchen/dining room.

The light and airy kitchen/dining room offers ample space for a dining table, creating a perfect space for entertaining. The kitchen boasts an array of eye and base level units with quartz work surfaces and a range of integrated AEG appliances including a dishwasher, fridge/freezer, double oven and microwave.

Bi-fold doors open out to the south west facing rear garden, allowing the space to flow seamlessly between indoor and outdoor living.

The kitchen/dining room follows through to the well-proportioned living room, which also benefits from double doors opening out to the garden.

A spacious downstairs cloakroom comprises a low level WC and a semi-pedestal wash hand basin.

Stairs rise to the first floor landing, which provides access to all first floor accommodation and the loft.



The main bedroom is positioned to the front elevation and benefits from fitted wardrobes and a modern en-suite shower room.

The fully tiled en-suite comprises a walk-in enclosed shower, a semi-pedestal wash hand basin, a built-in WC and a chrome heated towel rail.

Two further bedrooms with bedroom two being a generous double bedroom and benefitting from built-in wardrobes, whilst bedroom three is a good size single bedroom, currently utilised as a home office.

The main bathroom is fully tiled and features a chrome heated towel rail along with a three-piece suite comprising a panel enclosed bath with shower over, a vanity enclosed wash hand basin and a low level WC.

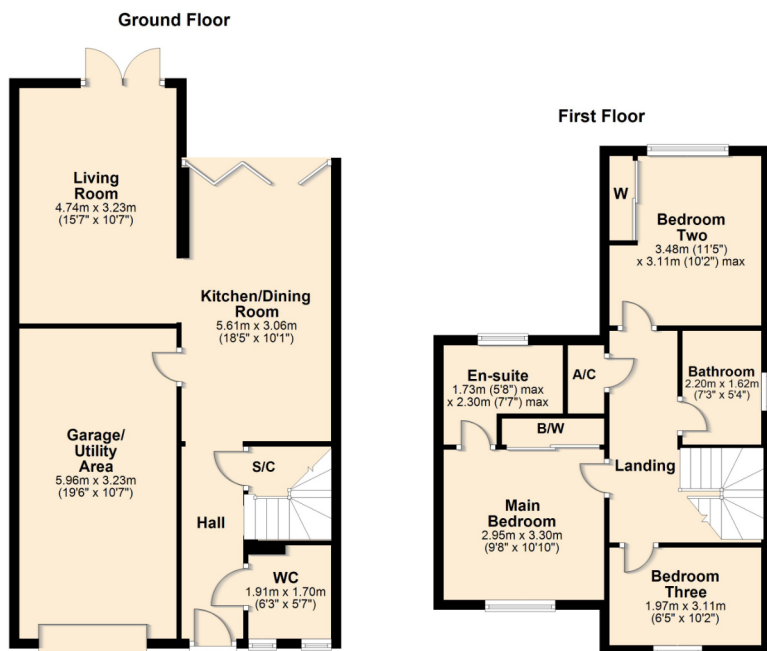


The garage benefits from power and lighting and provides space and plumbing for a washing machine and tumble dryer.

Externally, the property enjoys a low maintenance west facing rear garden, mainly laid to paving with external power sockets, creating an excellent space for entertaining and a true sun trap.

The patio leads around to a secure timber gate providing access to the front of the property.

The property is positioned within a private cul-de-sac location and boasts a neat frontage with an easy to maintain artificial lawn, a hardstanding driveway, a paved pathway to the front door and access to the single garage.



*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