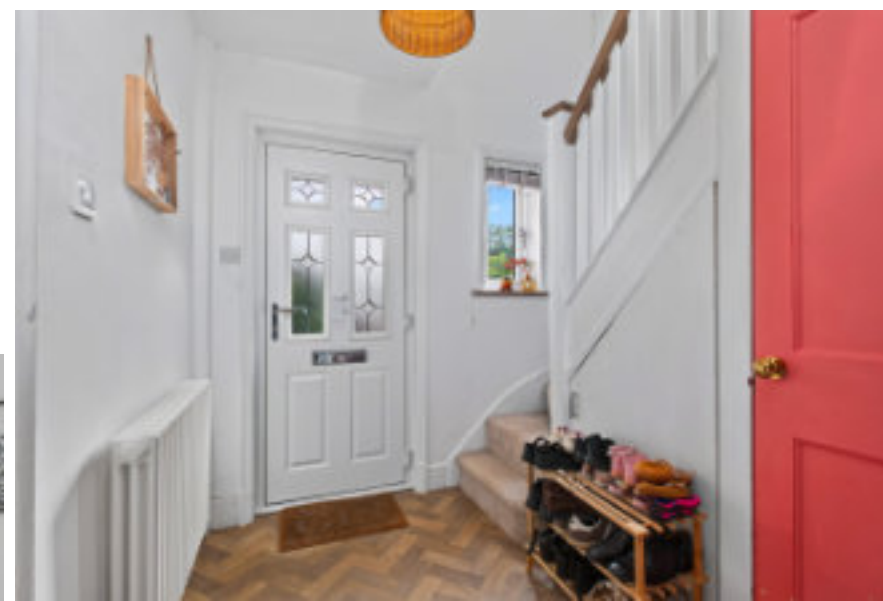




**HENDERSON
CONNELLAN**
ESTATE AGENTS

'Views Glorious Views'

Situated within the desirable village of East Farndon, with glorious countryside views to the front and rear, this fantastic three-bedroom semi-detached home also boasts period features, generous proportions and an extensive plot & rear garden!



Harborough Road
East Farndon
LE16 9SF





Welcoming entrance hall with herringbone style flooring, an under-stairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living/dining room boasting a dual aspect flooding the room with an abundance of natural light.

The dining room features ample space for a dining table and chairs, modern carpeting, a window overlooking the garden and an archway through to the living room.

The living area boasts oak flooring, a bay window to the front elevation and a charming fireplace with a multi-fuel burner with an oak mantle and detailed alcoves.

Fantastic shaker style kitchen, comprising herringbone style flooring, shaker style eye and base level units, a roll-top work-surface, a Franke one and a half bowl sink with a mixer tap and draining board, a double oven, a four-ring induction hob, a built-in dishwasher and space for a fridge/freezer and a washing machine.

Ground floor bathroom featuring timber effect flooring, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wash hand basin with units beneath and a low-level WC.

Three well-proportioned bedrooms with two being double in size and the third bedroom offering a generous single room.

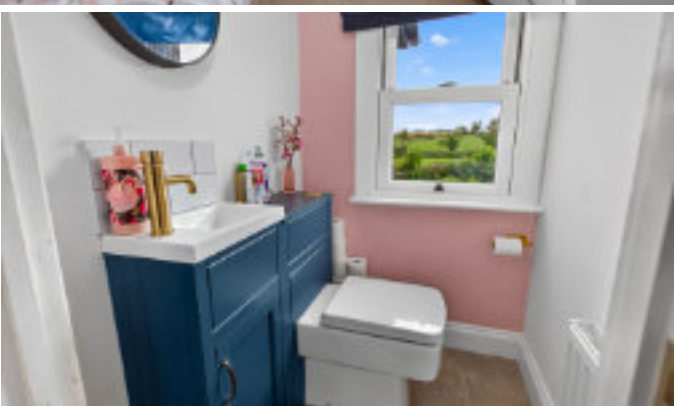
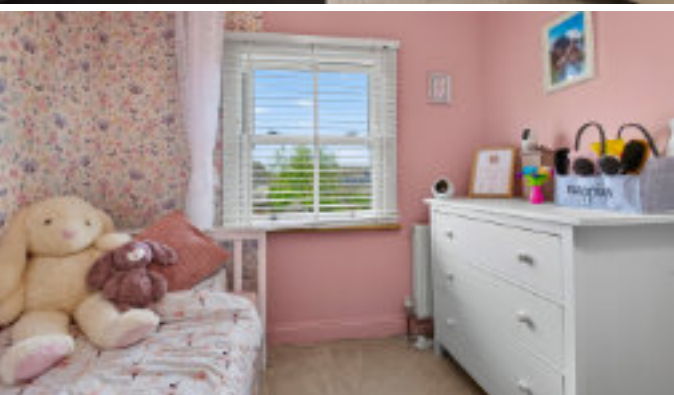
The main bedroom is positioned to the front elevation, boasting stunning countryside views. The second and third bedrooms also provide a delightful outlook, positioned to the rear of the property overlooking the extensive rear garden.

The upstairs WC features tiled effect flooring, a window to the front elevation, and a wash hand basin and WC built within a vanity cupboard unit.

The property is neatly set back from the road, enclosed by neat hedgerow and timber gates. The front garden features an array of plantings, and a gravelled driveway provides off road parking for up to four cars.

To the side of the property is a generous sized timber store/potential car port, providing excellent storage space with a door to the front and a further door leading out to the garden.

The extensive rear garden is a fantastic size for green fingered buyers. Directly adjoining the property is a raised decked area ideal for outdoor entertaining, whilst the remainder of the garden is predominately laid to lawn. To the bottom of the garden, through a Wisteria covered archway, is a further space currently used for garden storage.





Living Room - 3.25m x 3.15m (10'8" x 10'4")

Dining Room - 3.61m x 3.15m (11'10" x 10'4")

Kitchen - 4.67m x 2.46m (15'4" x 8'1")

Ground Floor Bathroom - 2.44m x 1.63m (8'0" x 5'4")

Bedroom One - 3.28m x 3.25m (10'9" x 10'8")

Bedroom Two - 3.63m x 3.33m (11'11" x 10'11") Max

Bedroom Three - 2.46m x 2.39m (8'1" x 7'10")

WC - 1.3m x 1.14m (4'3" x 3'9")

Store / Potential Car Port - 5.99m x 2.92m (19'8" x 9'7")

*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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