



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“A Plot and Position To Impress”

Situated on the popular Burnmill Grange development and built by the reputable David Wilson Homes in 2021, this impressive semi-detached residence boasts a neutral finish throughout, three bedrooms, a garden office and off-road parking!



Beech Avenue
Market Harborough
LE16 7GX





Conveniently located within walking distance to Robert Smyth Academy, the town centre and the train station with links to London St Pancras within an hour. The A6 is also within short driving distance with links to Leicester.

Entrance is gained via a composite front door into a welcoming hallway, finished with attractive herringbone-effect vinyl flooring and offering practical space for coats and shoes. The flooring continues into the generous guest WC.

Spacious and light living room with a large window to the front aspect of the property with a lovely outlook to the front garden.

Generous kitchen/dining room comprising a range of eye and base level units, a roll top work surfaces, a single electric oven, a four-ring gas hob with extractor over, a stainless sink with draining board, and space for a fridge/freezer, a washing machine and a dishwasher. There is ample room for dining, and the room is complemented with laminate flooring and French doors leading out to the garden.

Stairs rise to the first-floor landing providing access to all bedrooms and the loft.

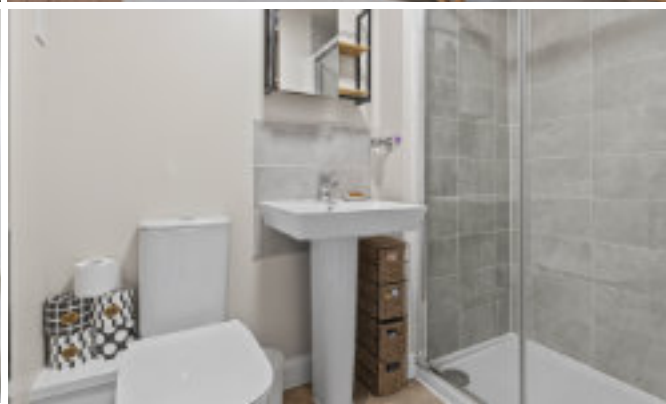
Three bedrooms, two of which are double in size with the main bedroom benefitting from two windows flooding the room with light and an en suite shower room. The en suite comprises attractive herringbone vinyl flooring, a chrome heated towel rail, a pedestal wash hand basin, a low level WC and a fully tiled shower enclosure with an electric "Mira Azora" shower over.



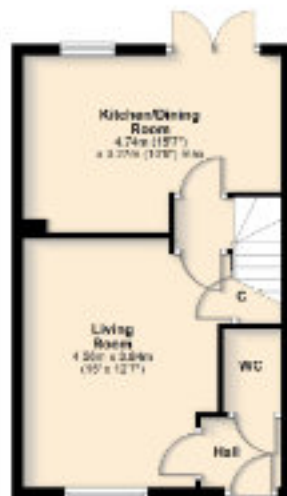
Main bathroom comprising attractive herringbone vinyl flooring, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a glass shower screen and shower over.

The property features a neat and attractive frontage with two side-by-side off road parking spaces for two cars, a paved path to the front door, beautifully maintained front planting, and mature climbing greenery.

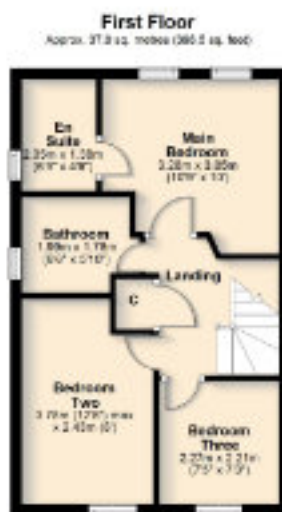
The property enjoys a beautifully maintained and private rear garden which is predominantly laid to lawn and bordered by mature planting, shrubs and established trees. A generous paved patio area provides ample space for outdoor dining and a timber shed provides useful garden storage.



The garden also boasts a generous garden office with French doors which has been insulated and has power, lighting and internet connection. This impressive room offers excellent versatility as a home office, gym, studio or additional entertaining space. A secure timber gate leads around to the front of the property.



Total area approx. 63.3 sq. metres (680.1 sq. feet)



*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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