



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Idyllic Family Living"

Situated within a highly desirable residential location, with schools and the countryside on your doorstep, this fantastic, detached home offers an excellent purchase for families, boasting generous proportions with a double storey side extension, a delightful south-west facing garden and a garage!



The Ridgeway
Market Harborough
LE16 7HG





Located within walking distance to the train station, town centre and Robert Smyth Academy, the property is also within a stone's throw of Ridgeway Primary School and a public footpath to the neighbouring countryside fields.

Welcoming entrance hall featuring newly fitted carpets, a fitted door mat, a guest WC, an understairs cupboard and stairs rise to the first floor.

Beautifully appointed living room boasting a generous window to the front elevation, a feature fireplace and double doors lead into the dining room.

Stylish modern kitchen comprising a host of eye and base level units, tiled effect flooring, a beautiful, marble effect quartz work-surface with a matching up-stand and inset draining grooves, a double oven, a four-ring electric hob and space for a fridge/freezer, dishwasher and a washing machine. There is also a fantastic pull-out larder cupboard, a door into the dining room and an external door out to the car port.

The dining room features laminate flooring, ample space for a dining table and chairs, sliding patio doors leading out to the south-west facing garden and a door leading through to the second reception room.

The second reception room is currently being utilised as a further living space, whilst also offering the potential to be used as a ground floor bedroom or playroom. The space benefits from a window overlooking the garden, carpeting and a door into the study.

The ground floor study is positioned to the front elevation and provides an ideal space for those working from home.

Guest WC with a glazed window, a corner enclosed wash hand basin and a low-level WC.

Stairs rise to a generous landing, with newly fitted carpets, a window to the side elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Fantastic main bedroom with a window to the front elevation, fitted wardrobes and an en-suite shower room. The room comprises a chrome heated towel rail, tiled effect flooring, ceramic wall tiling, a large walk-in shower cubicle, a pedestal wash hand basin and a low-level WC. There is also the potential to add a roll-top bath given the generous size of the room.

There are three further bedrooms, all well-presented, with two bedrooms being double in size which overlook the garden and wonderful far reaching countryside views. The fourth bedroom is situated to the front of the property and offers a single size.

Modern shower room with tiled effect flooring, ceramic wall tiling, a chrome heated towel rail and a white three-piece suite to include a large walk-in shower, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, power socketing and lighting.

The property occupies a neat and attractive frontage, with a sweeping driveway providing off road parking for two to three cars. A gravelled area provides additional parking or space for potted plants, whilst double timber gates to the side of the property provide access to the covered carport, the single garage and the garden.

The south-west facing rear garden has been beautifully designed and offers a good degree of privacy. The charming part-walled garden features a paved patio area ideal for outdoor entertaining, with steps leading down the main lawn which is enclosed by well stocked planted borders. There is storage space behind the garage, and access to the side of the property leading to the car port and the garage.





Living Room - 3.86m x 3.4m (12'8" x 11'2")

Dining Room - 4.19m x 3.05m (13'9" x 10'0")

Kitchen - 4.01m x 2.46m (13'2" x 8'1")

Second Reception Room - 3.71m x 2.29m (12'2" x 7'6")

Study - 4.67m x 2.29m (15'4" x 7'6")

Guest WC - 1.75m x 0.84m (5'9" x 2'9")

Main Bedroom - 3.76m x 3.4m (12'4" x 11'2")

Ensuite - 3.76m x 2.29m (12'4" x 7'6")

Bedroom Two - 4.72m x 2.29m (15'6" x 7'6")

Bedroom Three - 3.45m x 2.54m (11'4" x 8'4")

Bedroom Four - 2.31m x 2.26m (7'7" x 7'5")

Shower Room - 2.29m x 1.63m (7'6" x 5'4")

Garage - 5.74m x 2.64m (18'10" x 8'8")L



*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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