



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Florence Grove, Market Harborough, LE16 9NY

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“Contemporary Living in a Prime Location”

An immaculately presented semi-detached property offering an ideal blend of modern design and practical living, perfect for those seeking a comfortable home with easy access to amenities.

The property is conveniently located within walking distance to the Farm Shop, primary and secondary schools, the town centre and the train station.

Step through the welcoming timber front door into an inviting and open-plan living space. The entrance immediately sets a tone of quality, featuring a fitted floor mat, and providing direct access to the staircase leading to the first floor. This area also discreetly houses a guest W.C. and a convenient under-stair storage cupboard, perfect for keeping the entrance tidy and organised.

The heart of this home is the spacious and vibrant open-plan kitchen, dining, and living room. This versatile area is bathed in natural light, enhanced by impressive bi-fold doors that extend the living space seamlessly out to the rear garden. The kitchen area boasts stylish two-tone units that provide ample storage. It features durable Amtico flooring and sleek square-edged work surfaces, complemented by a practical stainless steel sink. Integrated Hotpoint appliances include a modern fridge freezer, a dishwasher, an electric oven, a combination grill and microwave, and a four-ring gas hob. A clever design feature incorporates a dedicated space for a washing machine neatly tucked under the stairs.

The guest W.C. is thoughtfully designed with stylish Amtico flooring, complementary tiled walls, and a contemporary white two-piece suite.

Ascending to the first floor, the landing provides clear and easy access to all the rooms on this level.

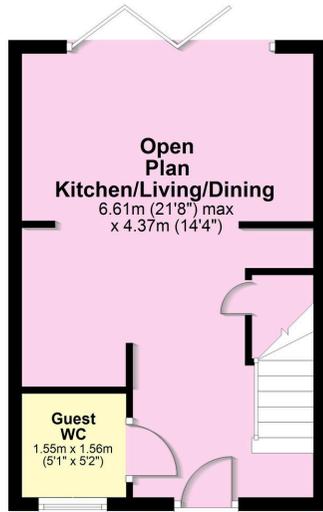
The property offers two well-proportioned double bedrooms, with the main bedroom featuring quality fitted wardrobes that offer excellent storage solutions and contribute to a clutter-free living space.

The modern bathroom is tastefully appointed with elegant tiled flooring. It comprises a low-level W.C., a pedestal wash hand basin, and a panel-enclosed bath complete with a shower over.

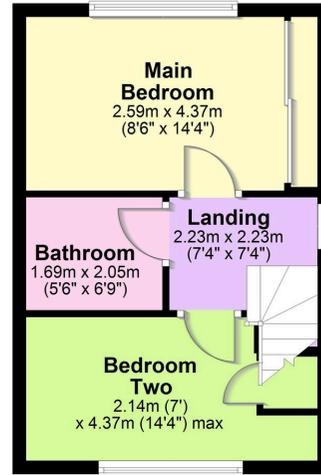
Outside, the rear garden is designed for enjoyment and ease of maintenance. A patio area extends directly from the bi-fold doors, offering an ideal spot for outdoor dining or entertaining. The remainder of the garden is neatly laid to lawn, providing a green, tranquil space. To the front of the property, a hard-standing driveway offers convenient off-road parking for two cars.



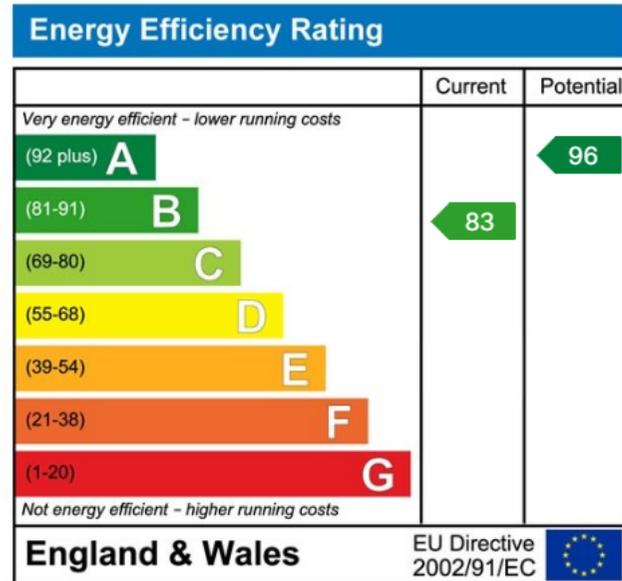
Ground Floor



First Floor



- Open Plan
- Popular Location
- Avant 2021 Build
- Well Presented



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

