



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Location & Design Combine...”

...to form this impressive and detached bungalow, situated in the highly sought-after village of Sibbertoft, boasting generous proportions, three bedrooms, a garage and off-road parking!



4 Berkeley Street
Sibbertoft
LE16 9UF





Sibbertoft is a charming and well-connected village, known for its strong community feel. The surrounding area offers scenic walking routes and easy access to neighbouring villages such as Welford, Clipston, and Naseby, each offering pubs, shops and well-regarded primary schools. The property also falls within the catchment for Guilsborough School, while Market Harborough is just a short drive away with a mainline rail link to London St Pancras along with an excellent range of amenities.

Entrance through the timber and glass panelled front door leading into the porch area with a further door flowing through into the welcoming entrance hall.

Spacious living/dining room benefitting from a dual aspect, with a window to the front elevation and French doors through to the conservatory at the rear. A feature stone fireplace also adds a focal point to the room.

Light and airy conservatory featuring wrap around windows injecting an abundance of natural light, French doors opening out to the garden, ceramic tiled flooring with under floor heating, and a door into the rear of the garage.

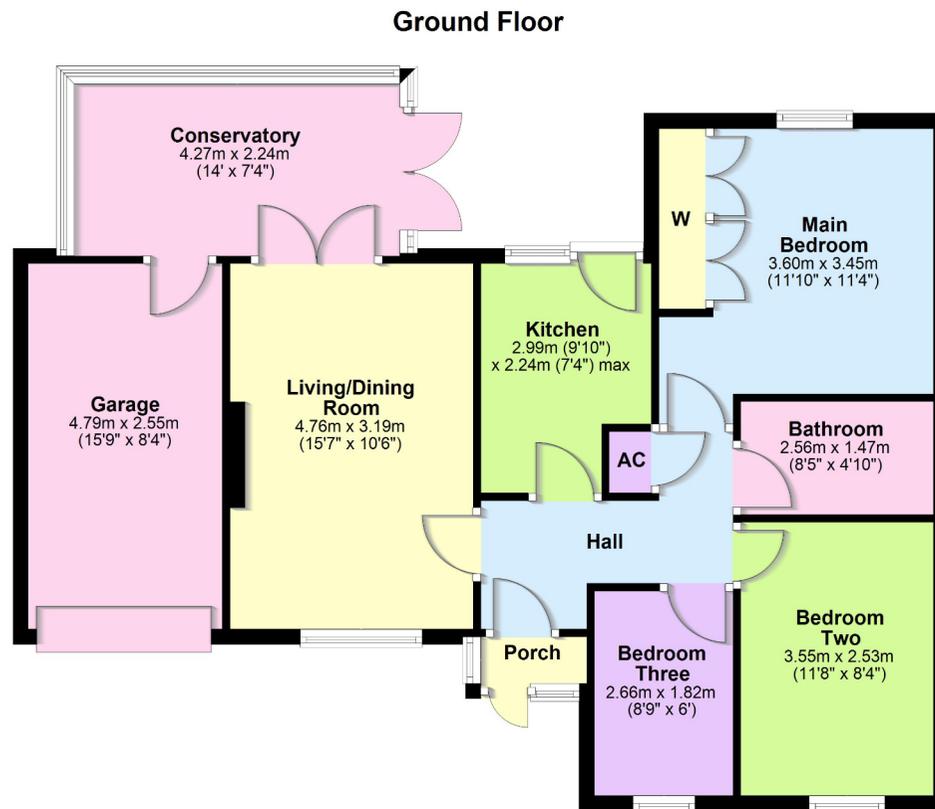
Kitchen comprising vinyl tiled flooring, eye and base level fitted units, roll top work surfaces, a composite single bowl sink with draining board, a Stoves electric double oven, a four-ring electric hob, space for a washing machine and under counter fridge, and a door out to the rear of the property.

Three bedrooms, two of which benefit from being double in size with the main bedroom featuring fitted wardrobes.

Modern bathroom comprising ceramic tiled flooring, a low-level WC, a vanity enclosed wash hand basin, and a panel enclosed bath with a fitted shower over.

Integral single garage with a manual up and over door, power and light.





*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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