



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Arden Close, Market Harborough, LE16 7DA

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“An Interior & Proportions To Impress”

Occupying a desirable position within walking distance to the train station, this beautifully presented family home is sure to impress, boasting a fantastic side and rear extension creating an open plan kitchen/dining/family room, a separate utility/boot room and four bedrooms!

The property offers a fantastic location for families, commuters and working professionals, being located within walking distance of the train station, the town centre, local primary and secondary schools and Great Bowden Village.

Offered for sale with no upward chain!

Entrance is gained through a composite front door into a generous entrance hall boasting ceramic tiled and engineered oak flooring, fitted blinds to the windows, LED ceiling spotlights, fitted shelving and a bespoke fitted seating area with coat hooks. There is access to a cupboard providing additional storage, a guest WC and stairs rise to the first floor.

Beautifully presented living room, positioned to the front elevation with recently fitted carpeting, fitted blinds to the windows, LED ceiling spotlights and built in cupboards and shelving.

Fantastic open plan kitchen/dining/family room having been beautifully extended providing an excellent space to entertain. The room features engineered oak and ceramic tiled flooring, LED ceiling spotlights, three Velux windows flooding the room with an abundance of natural light, ample space for a large dining table and chairs and French patio doors to the garden.

The kitchen comprises a host of shaker style eye and base level units, a timber effect work-surface, ceramic wall tiling and a one and a half bowl sink with a mixer tap and draining board. Appliances include a Range-master style free-standing cooker with an electric hob, (available under separate negotiation) an integrated microwave, an under-counter fridge and a dishwasher.

Guest WC with ceramic floor and wall tiling, a wash hand basin built within a vanity unit and a low level WC.

Separate utility/boot room featuring ceramic tiled flooring, plumbing for a washing machine, a cupboard housing a Worcester boiler and a door out to the garden.

Stairs rise to a first-floor landing with LED ceiling spotlights, fitted shelving and a loft hatch.

Four well-presented bedrooms all benefitting from fitted blinds to the windows.

The main bedroom is positioned to the front elevation and boasts ample space for a king size bed and wardrobes.

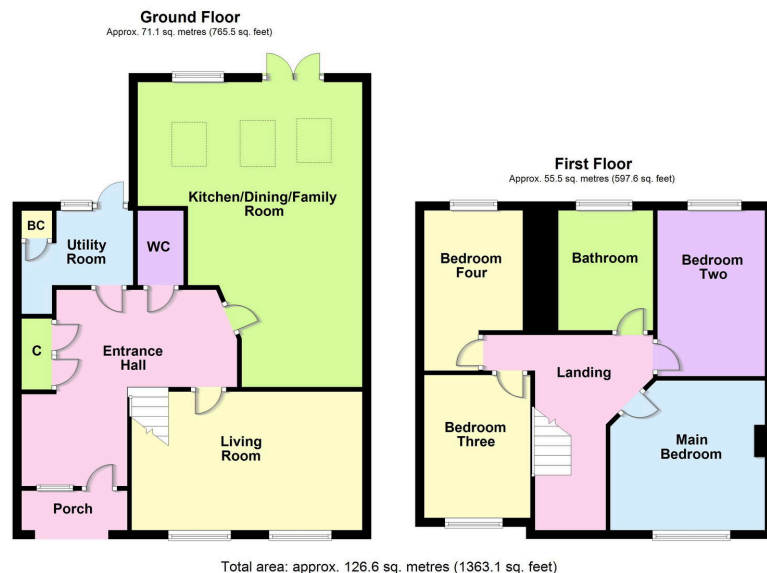
There are two further double bedrooms and bedroom four offers a large single size.

Modern family bathroom comprising tiled effect flooring, LED ceiling spotlights, a large heated towel rail, ceramic wall tiling and a white three piece suite to include a P shape panel enclosed bath with a curved shower screen and shower over, a wash hand basin built within a vanity storage unit and a low level WC.

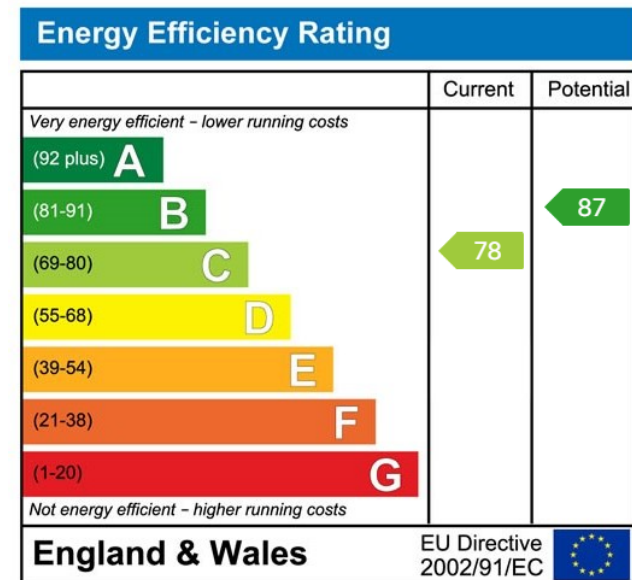
The property sits within a desirable cul-de-sac and features a neat and attractive frontage with a block paved and gravelled driveway providing off road parking for up to four cars, and a covered porch with lighting by the front door.

The rear garden boasts a generous size, mainly laid to lawn with a host of mature plantings. The garden also features a block paved patio area, an additional seating area to the top of the garden, a timber shed, and to the side of the garden is a paved area leading to the utility/boot room.





- Hall - 4.06m x 4.06m (13'4" x 13'4") max
- Kitchen/Dining/Family Room - 6.93m x 5.11m (22'9" x 16'9") max
- Main Bedroom - 3.51m x 3.25m (11'6" x 10'8") max
- Bedroom Three - 3.25m x 2.46m (10'8" x 8'1")
- Bathroom - 2.95m x 2.16m (9'8" x 7'1")
- Living Room - 5.23m x 3.15m (17'2" x 10'4") max
- Utility Room - 2.13m x 2.08m (7'0" x 6'10") max
- Bedroom Two - 3.76m x 2.84m (12'4" x 9'4")
- Bedroom Four - 3.63m x 2.24m (11'11" x 7'4") max



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.

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