



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Harvest Road, Market Harborough

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"A Family Favourite"

Built by the reputable Linden Homes in 2018 and boasting a great position overlooking a neighbouring green, this impressive and detached residence boasts a high level of finish throughout, four double bedrooms, a spacious kitchen/dining/family room, ample off-road parking and a single garage, making this a perfect choice for families!

Located just off Lubenham Hill on Harvest Road, the property is within walking distance or close driving distance to Market Harborough town centre, local schools, gyms, shops and supermarkets. Lubenham Hill also leads out to the A4304 with direct links to the M1.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall featuring high quality Karndean flooring, access to the guest WC, an under-stair storage cupboard and a smaller cupboard for shoe storage.

Impressive living room boasting dual aspect windows and French doors flooding the space with natural light, and a bespoke media wall unit with a fitted electric fireplace and recessed lighting.

Spacious kitchen/dining/family room with continued Karndean flooring, dual aspect windows, space for a sofa and a dining room table, and a door out to the driveway.

The kitchen comprises a host of eye and base level high gloss fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric double oven, a four-ring gas hob with chimney style extractor over, an integrated dishwasher and an integrated fridge/freezer.

Separate utility room with continued Karndean flooring, a stainless-steel sink, and space for a washing machine and tumble dryer stacked on top.

Guest WC with ceramic tiled flooring and a white two-piece suite.

Spacious main bedroom with a window to the front elevation overlooking the neighbouring green, space for a king-sized bed and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring, a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.

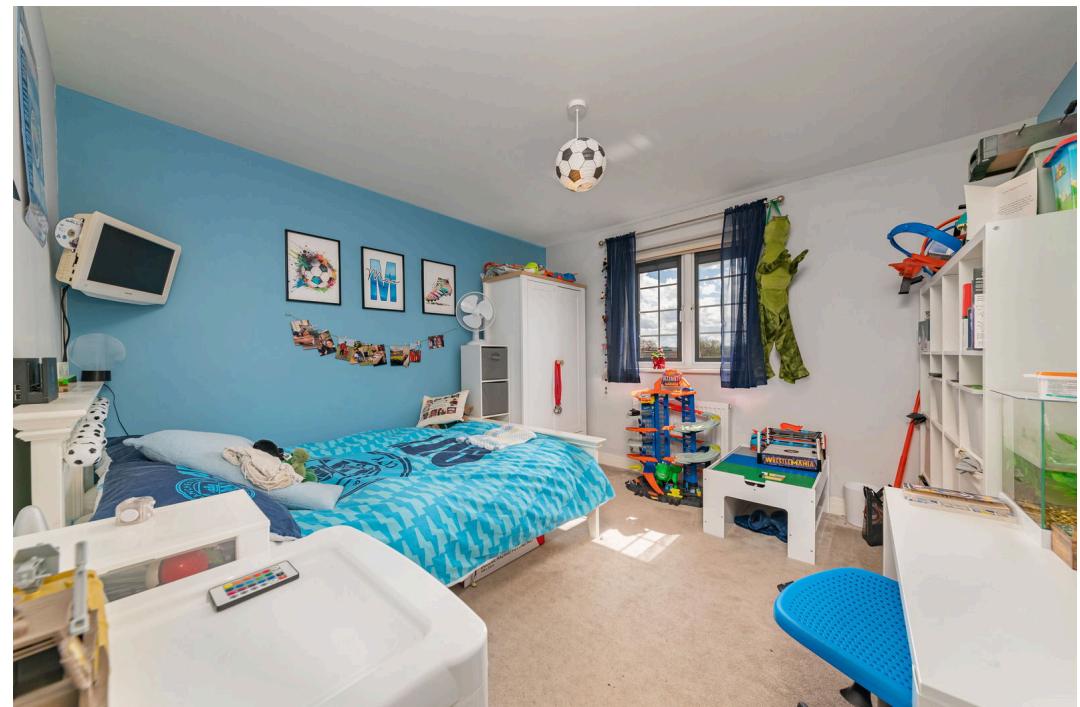
Three further bedrooms, all of which benefit from being double size with the second bedroom also overlooking the neighbouring green.

Modern family bathroom comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a handheld shower wand.

Detached single garage with a manual up and over door and benefitted from power and light.

A maintenance charge for the management of the development is approximately £180 twice per year.

The property features a pretty frontage, tucked just off Harvest Road with a neighbouring play park situated outside the front. A path leads off the road toward the front of the property, enclosed by a colourful hedgerow and a paved path up to the front door. The driveway is tucked away behind the house directly off Harvest Road with space for three cars and a secure timber gate leading into the rear garden. The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and enjoy the best of the days sun. To the rear of the garden is a raised planted border with space for a trampoline behind the garage. The remaining garden space is a well-maintained lawn.

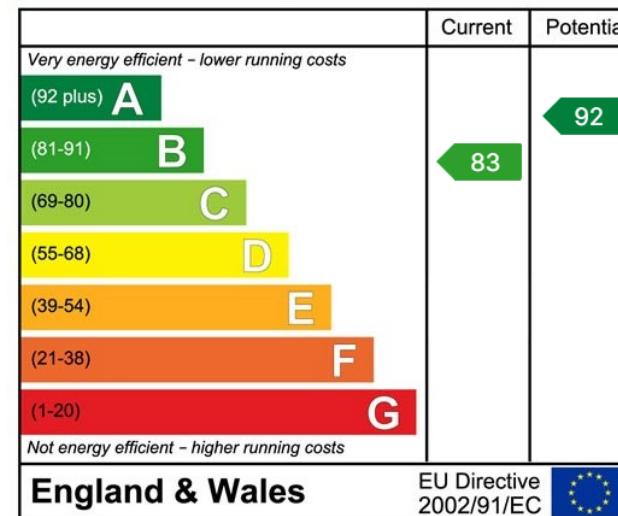




- Living Room - 6.48m x 3.33m (21'3" x 10'11")
- Utility Room - 1.78m x 1.52m (5'10" x 5'0")
- En Suite - 2.21m x 1.78m (7'3" x 5'10") max
- Bedroom Three - 3.35m x 2.72m (11'0" x 8'11")
- Bedroom Two - 3.61m x 3.3m (11'10" x 10'10")
- Bedroom Four - 3.35m x 3.07m (11'0" x 10'1") max
- Bathroom - 2.26m x 1.68m (7'5" x 5'6")
- Garage - 5.44m x 2.69m (17'10" x 8'10")



Energy Efficiency Rating



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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