



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

"Location, Location, Location!"

Nestled into a desirable cul de sac overlooking the neighbouring green, this four bedroom town house property offers an impressive position within walking distance of the train station and town centre, whilst boasting immaculately presented accommodation throughout!



Middlebrook Green  
Market Harborough  
LE16 7DW





Highly sought after residential location situated on an exclusive development with a scenic outlook benefiting from fantastic accessibility to the train station with excellent commuter links into London in less than one hour. The town centre, local supermarkets, local schools are also all within close walking distance.

Inviting entrance hall benefiting from access to the guest WC and stairs rise to the first floor.

Open plan living/dining room boasting a truly impressive space with stunning aluminium coated bi-fold doors leading out to the garden and high quality engineered oak flooring. The room also benefits from LED ceiling spotlights, a feature electric fireplace, access to the under stairs storage cupboard and ample space for both living and a dining table and chairs.

Modern kitchen/breakfast room situated to the front elevation with ample space for a small table and chairs and a bay window overlooking the neighbouring green beyond.

The kitchen comprises a range of eye and base level units, a square edge worktop, tiled splashbacks, a one and a half stainless steel sink, an integrated double oven, a four ring gas hob and an extractor hood over and space for a fridge/freezer, dishwasher and washing machine.

Guest WC featuring tiled flooring and a two piece suite to include a low level WC and a pedestal wash hand basin.



Stairs rise to the first floor landing with access to the family bathroom, three out of the four bedrooms and a further staircase leads up to the main bedroom.

Three good sized bedrooms located on the first floor, two of which are double in size and the second and fourth bedroom enjoying the delightful outlook of the neighbouring green.

Family bathroom boasting floor to ceiling tiling and a three piece suite to include a panel enclosed bath with shower over, a low level WC and vanity enclosed wash hand basin.



Impressive main bedroom situated on the top floor with an elevated view, fantastic fitted storage, an archway leading through to a dressing area with Velux window and an en suite shower room. The dressing area is currently utilised as a study area, perfect for those working from home. The en suite features a Velux window and has been beautifully modernised with floor to ceiling tiling, a chrome heated towel rail and a three-piece suite. The three-piece suite incorporates a fully tiled and enclosed shower cubicle, a vanity enclosed wash hand basin and a low-level WC.

Single garage with a manual up and over door, a side personnel door, power, light and a boarded loft storage space with a ladder.

Overlooking the neighbouring green, the property occupies a fantastic position nestled at the end of a desirable cul de sac. The neat frontage features two attractive slate borders and a paved path leads to the front door. There is a hard standing driveway situated to the side elevation offering off road parking for two cars and access into the single garage.

The beautifully maintained rear garden has been professionally landscaped to low maintenance in mind and offers an excellent degree of privacy. There is a generous paved patio area ideal for seating with a charming raised flower bed enclosed by a period style brick border. The rear section of the garden is a further patio area, perfectly positioned to capture the best of the days sun and edged with a retaining brick border, a wealth of plantings, established shrubbery and trees. There is also the benefit of side access into the garage and on to the driveway.



\*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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