



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'An Interior & Outlook to Impress'

Occupying a desirable cul-de-sac position with a private green outlook to the front, this beautifully presented two-bedroom bungalow is sure to impress, boasting an open plan kitchen/dining/family room, a delightful rear garden and offered for sale with no onward chain!



Barley Way
Market Harborough
LE16 9FQ





Built in 2017, by the reputable builder Linden Homes, this property is desirably located within walking distance to Market Harborough town centre, local schools, gyms, shops and supermarkets. The property also boasts convenient access to the train station providing excellent commuter links into London.

Entrance is gained through a contemporary composite front door, into a welcoming entrance hall featuring high ceilings, LVT flooring and a generous storage cupboard.

Fantastic open plan kitchen/dining/living room, creating an excellent space for relaxing and entertaining, with a dual aspect flooring the room with an abundance of natural light, attractive LVT flooring and French patio doors leading out to the garden.

The kitchen comprises an array of shaker style eye and base level units, a square edge work-surface with a matching up-stand, a Blanco one and a half bowl sink beneath the window, with a mixer tap and draining board, and a range of Zanussi integrated appliances include a mid-height single oven, an induction hob, an extractor fan, a fridge/freezer, a dishwasher and a washing machine.

Two generously sized and well-presented double bedrooms, the main bedroom overlooking the rear garden, and the second bedroom positioned to the front elevation.

Modern bathroom comprising a tall chrome heated towel rail, tile effect flooring, two-tone ceramic wall tiling and a white three-piece suite. The bathroom suite includes a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

The property boasts a neat and attractive frontage, with a wonderful green outlook. The front features a driveway with off road parking for two cars, and a gravelled area perfect for seating and enjoying the south-facing aspect or utilising as further parking.

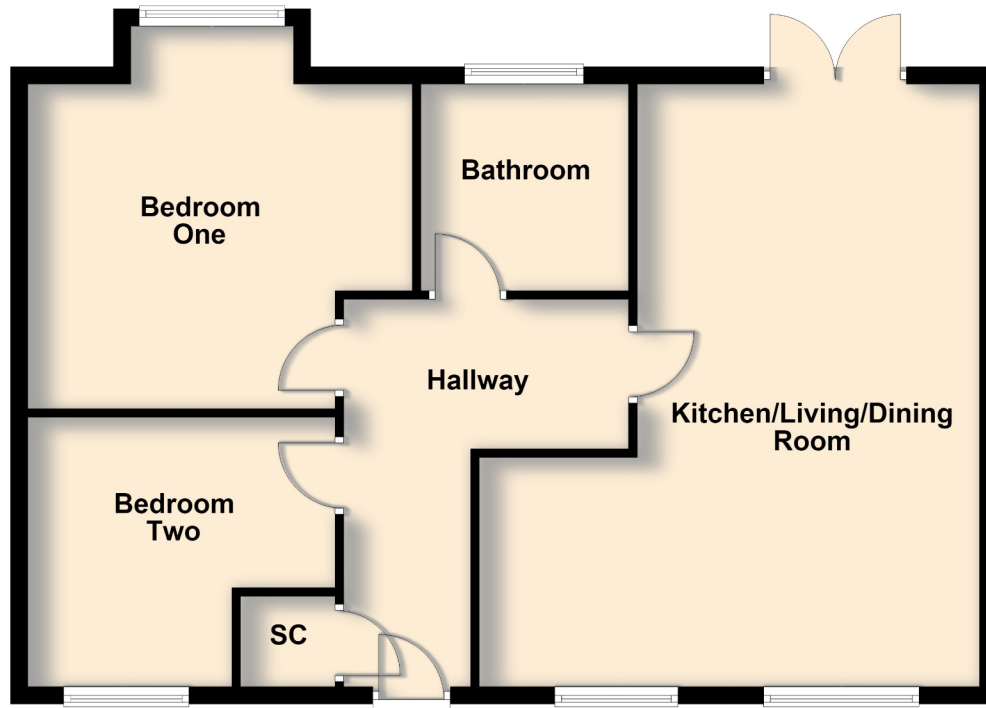
The delightful rear garden has been designed with low maintenance in mind and offers a good degree of privacy. The garden features a block paved patio area, an additional seating space, an artificial lawn, planted borders and a summer house. An area to the side of the property has been utilised for further covered storage, and a timber gate provides an exit out of the garden.

There is an annual service charge of £380, payable to First Port in two instalments of £190 every six months, which covers the maintenance of the communal areas and parkland within the development.



Ground Floor

Approx. 79.4 sq. metres (855.1 sq. feet)



Total area: approx. 79.4 sq. metres (855.1 sq. feet)

Kitchen/Living/Dining Room - 7.04m x 5.84m (23'1" x 19'2")

Bedroom One - 4.24m x 3.78m (13'11" x 12'5")

Bedroom Two - 3.15m x 3.48m (10'4" x 11'5")

Bathroom - 2.44m x 2.41m (8'0" x 7'11")



*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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