



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive and detached residence, built by the renowned Davidsons Homes in 2024, "The Moreley" design boasts a high standard of finish throughout, three double bedrooms and a double garage!



Monarch Close
Market Harborough
LE16 8JL





Located on the outskirts of the thriving town of Market Harborough, Davidsons at Little Bowden offers the perks of idyllic rural life with beautiful, open green spaces and elevated views. The property is within walking distance of the town centre, local amenities and the train station offering excellent commuter links into London.

Entrance through the timber front door into the welcoming entrance hall boasting LVT flooring, access to the guest WC, a useful storage cupboard and stairs flowing up to the first-floor landing.

Impressive living room in excellent decorative order featuring a dual aspect with a window to the front elevation and French doors to the rear, flooding the space with natural light.

Spacious kitchen/dining room comprising LVT flooring, a host of eye and base level fitted units, granite work surfaces, a composite one and a half bowl sink, an island unit with a breakfast bar, a Bosch electric oven with a combination grill and microwave above, a Bosch induction hob, a Bosch integrated dishwasher and a Bosch fridge freezer. There is ample space for a dining table and chairs, and a door leads into the double garage.



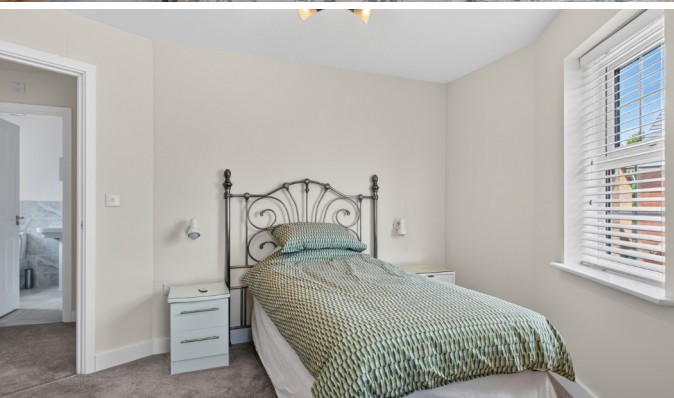
Guest WC with a white two-piece suite.

First floor landing with access to the airing cupboard.



Spacious main bedroom featuring fitted wardrobes and a fantastic en suite shower room. The en suite comprises LVT flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a Villeroy & Boch pedestal wash hand basin, and a walk-in shower enclosure with fitted shower over.

Two further bedrooms, both of which benefit from being double in size.



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



Integral double garage with an electric roller door, power and light.

The property features a neat and attractive frontage enclosed by a low-level iron railing, with a paved path to the front door. The rear garden features a paved patio leading from the rear doors, perfect to sit out and enjoy a morning coffee. The remaining garden is a well-maintained lawn area with a timber gate leading through to the shed and the rear of the garage.



Living Room - 5.16m x 3.33m (16'11" x 10'11")

Kitchen/Dining Room - 5.13m x 3.66m (16'10" x 12'0")

Main Bedroom - 4.06m x 3.4m (13'4" x 11'2") max

Bedroom Two - 3.17m x 2.54m (10'5" x 8'4")

Bedroom Three - 3.1m x 2.67m (10'2" x 8'9")

Bathroom - 2.36m x 1.93m (7'9" x 6'4") max

Double Garage - 5.74m x 4.52m (18'10" x 14'10")

*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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