



Howard Way, Market Harborough **Freehold** £350,000

**Pattison
Lane**

Key Features

 2  1  D  B

- Two Bedroom Semi Detached Bungalow
- Garage & Driveway
- Utility Room
- Light and Airy Dining Family Room with Velux Roof Lighting
- Bespoke Modern Fitted Kitchen

This immaculately presented and extended bungalow offers an impressive sense of space, defined by its exceptional condition and high-quality fixtures throughout.



Upon entering through the porcelain-tiled hallway, the home immediately reveals its sophisticated character, leading seamlessly into a thoughtfully designed interior where every detail has been considered. The heart of the home is a striking, light-filled open-plan kitchen and family room extension. This expansive living space is bathed in natural light, courtesy of electronic Velux roof lights and large windows, all of which are fitted with remote-controlled electric blinds for effortless climate and privacy control. The kitchen itself is a bespoke masterpiece, featuring solid granite work surfaces, matching splashbacks, and a comprehensive suite of integrated appliances.

The property continues to impress with a separate, cozy lounge centered around a sleek chimney breast with an integrated television, offering a refined retreat for evening relaxation. Accommodation includes two generous double bedrooms, both featuring fitted shutters to the front elevation, with the primary bedroom benefiting from mirrored wardrobes. These are served by a modern shower room boasting a premium "rain" shower and a separate, well-appointed cloakroom. Practicality is also prioritized through a dedicated utility room and an attached garage accessible via a remote-controlled roller door.

Externally, the property occupies an enviable plot with a block-paved forecourt providing ample off-road parking. The rear garden is a particular highlight, being larger than average and meticulously landscaped to provide a private sanctuary. It features a shaped lawn, vibrant borders, and a raised decked seating area perfect for alfresco dining. Additionally, a versatile timber outbuilding equipped with power and light offers an ideal space for a home office or creative studio.



GROUND FLOOR



Given the rare quality of this home's finish and its unique technological enhancements, an early internal viewing is highly recommended.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 13'2 x 14' (4.02m x 4.26m)

KITCHEN AREA 9'9 x 11'11 (2.97m x 3.63m)

DINING / FAMILY ROOM 8'9 x 22'6 (2.66m x 6.58m)

BEDROOM ONE 13'3 x 10'11 (4.03m x 3.32m)

BEDROOM TWO 9'8 x 9' (2.94m x 2.74m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY
With utility room at rear.

REAR GARDEN

To view this property call Pattison Lane on:
01536 524425

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