



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"The Full Package"

Occupying a desirable cul-de-sac position within a highly sought after location, popular with families, this fantastic, detached home offers the full package, benefitting from a new kitchen/dining room, four double bedrooms, a delightful rear garden and a tandem double garage!



Stinford Leys
Market Harborough
LE16 7XN





Conveniently located within close walking distance to Meadowdale Primary School and the train station with excellent commuter rail links to London St Pancras within an hour. The town centre is also within walking distance with a variety of independent local shops and restaurants.

Welcoming entrance hall featuring laminate flooring, a guest WC, an under-stairs cupboard and stairs rise to the first floor.

Beautifully appointed living room boasting a dual aspect flooding the room with natural light, a bay window, and gas fireplace with a stone surround.

Stunning open plan kitchen/dining room having been only renovated within the last six months. The room boasts two patio doors out to the garden, laminate flooring ample space for a large dining table and chairs and a separate utility room.

The kitchen features an array of shaker style eye and base level units, a marble effect work-surface with matching splashbacks, a large single bowl sink with a mixer tap, a single oven, a Neff four ring electric hob, a fridge/freezer and a dishwasher. A fantastic central island with a granite worktop provides additional storage and seating for two stools.

The utility room comprises floor and wall tiling, a roll top work-surface, a stainless-steel sink and space for a washing machine and a tumble dryer.

Guest WC with laminate flooring, ceramic tiled splash backs, a pedestal wash hand basin and a low-level WC.

Galleried first floor landing with an airing cupboard, access to the four bedrooms and a family bathroom.

Fantastic main bedroom boasting dual aspect windows, an array of fitted wardrobes and an en-suite shower room. The shower room comprises matching floor to ceiling wall tiling, a chrome heated towel rail, a large walk-in shower cubicle and a wash hand basin and WC enclosed within a vanity drawer unit.

Three further double bedrooms, benefitting from built in wardrobes with bedrooms two and three overlooking the rear garden, and bedroom four located to the front of the property with a loft hatch.

Modern family bathroom boasting stylish tiled flooring, a chrome heated towel rail, metro style wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a WC and a wash hand basin built within a vanity drawer unit.

Tandem double garage with a manual up and over door, power supply, lighting and a side door to the garden.

Nestled into a desirable cul-de-sac the property is neatly set back, boasting an attractive front garden, and block paved driveway providing off road parking for two to three cars. There is also access to the garage and a side gate to the garden.

The delightful rear garden is well established, featuring an array of mature plantings and multiple areas to enjoy throughout the day. The garden features a paved patio off the kitchen, a well-kept lawn, a host of well stocked planted borders, and a further seating area to the bottom of the garden.





Living Room - 4.78m x 4.04m (15'8" x 13'3") excl bay

Kitchen/Dining Room - 7.26m x 3.63m (23'10" x 11'11")

Utility - 1.88m x 1.52m (6'2" x 5'0")

WC - 1.88m x 1.22m (6'2" x 4'0")

Main Bedroom - 4.14m x 4.14m (13'7" x 13'7")

En Suite - 2.57m x 1.55m (8'5" x 5'1")

Bedroom Two - 3.81m x 3.25m (12'6" x 10'8") max

Bedroom Three - 3.94m x 3.45m (12'11" x 11'4") max

Bedroom Four - 4.17m x 2.06m (13'8" x 6'9") max

Tandem Double Garage - 9.35m x 2.41m (30'8" 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.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

