



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "Modern Living at its Very Best!"

This stunning executive detached residence was one of two select individually built properties, built in 2021 by a reputable local builder to an exceptionally high standard of finish, offering a taste of luxury with it's high quality fixtures and fittings, generous proportions throughout, four double bedrooms, three bathrooms, a garage and off road parking, nestled in the heart of the highly sought-after village of Foxton!



Middle Street  
Foxton  
LE16 7RE



Highly requested village location within walking distance of Foxton Locks, the primary school, traditional pub and neighbouring countryside walks. The property also benefits from being within close driving distance of Market Harborough and easy access to the A6 or M1.

The property boasts a host of high quality fixtures and fittings throughout to include underfloor heating to the ground floor with three different zones, limestone and engineered oak flooring, LED spotlights, Quartz worktops, 'Heritage' Bathroom suites, CWG Residence Range windows and doors and a bespoke fitted kitchen.

Entrance is gained through the composite front door into the inviting entrance hall with engineered oak flooring, under floor heating, high ceilings with LED spotlights and a staircase rising to the first floor with access to the under stairs storage cupboard.

Beautifully appointed living room with continued engineered oak flooring, under floor heating with a separate heating control, LED spotlights, a generous window to the front elevation injecting an abundance of natural light and a 'Chesneys' log burner recessed into a chimney breast with exposed brick work and a stunning oak surround.

Open plan kitchen/dining/family room offering a truly impressive entertaining space measuring approximately in 8.15 metres in length.

The kitchen has been finished to an exceptionally high standard with limestone flooring benefitting from under floor heating, LED ceiling spotlights, high ceilings measuring 2550mm in height, a window and French doors lead out to the garden.

The bespoke fitted kitchen comprises a range of eye and base level units with traditional chrome handles, a locally sourced Quartz worktop with upstand, a double Belfast sink with draining grooves, a freestanding 'Rangemaster' cooker with a six ring gas hob and a double concealed extractor hood over with Quartz splash back. The kitchen also benefits from a host of high quality 'Bosch' integrated appliances to include a full height fridge, freezer and dishwasher. A fantastic central island offers further storage, a wine rack, breakfast bar, accompanying bar stools and there is a generous pantry cupboard.

The dining/family area boasts ample space for both a dining table and chairs, a living section and media plate central to the wall.



Separate utility room with continued limestone flooring with under floor heating, additional storage, a Quartz worktop, an inset stainless steel sink and internal access into the garage.

Guest WC offering a high quality traditional finish with limestone flooring, a window to the front elevation and a two piece suite to include a pedestal wash hand basin and a low level WC.

Stairs rise up to the first floor landing with an attractive curved banister.

Four double bedrooms all finished to an incredibly high standard with TV points, multiple sockets, attractive raked ceilings and spotlights.

The impressive main bedroom offers an en suite shower room with tiled walls to dado height, a traditional style radiator and a three piece suite. The modern three piece suite comprises a walk in double width shower with rainwater shower head and hand held showerhead, a 'Heritage' pedestal wash hand basin and a low level WC.

Second bedroom boasting an ideal guest room with en suite shower room with tiled walls to dado height, a traditional style radiator and incorporating a double width shower with rain water shower head, a 'Heritage' pedestal wash hand basin and a low level WC.

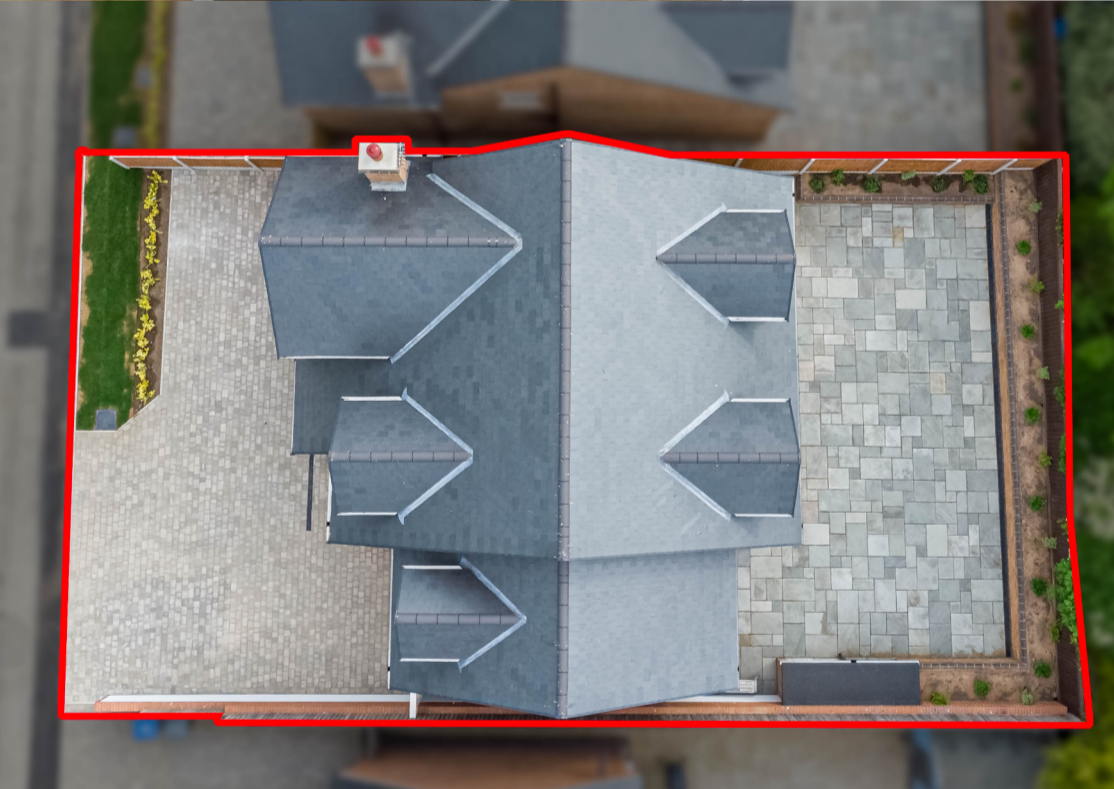
Luxury family bathroom boasting fantastic proportions with Karndean flooring, two traditional style radiators and access to the generous airing /laundry cupboard. The high end bathroom benefits from a 'Heritage' five piece suite to include a free standing roll top bath with claw feet centrally framed by the window and raked ceilings, an enclosed in shower, two traditional pedestal wash hand basin and a low level WC.

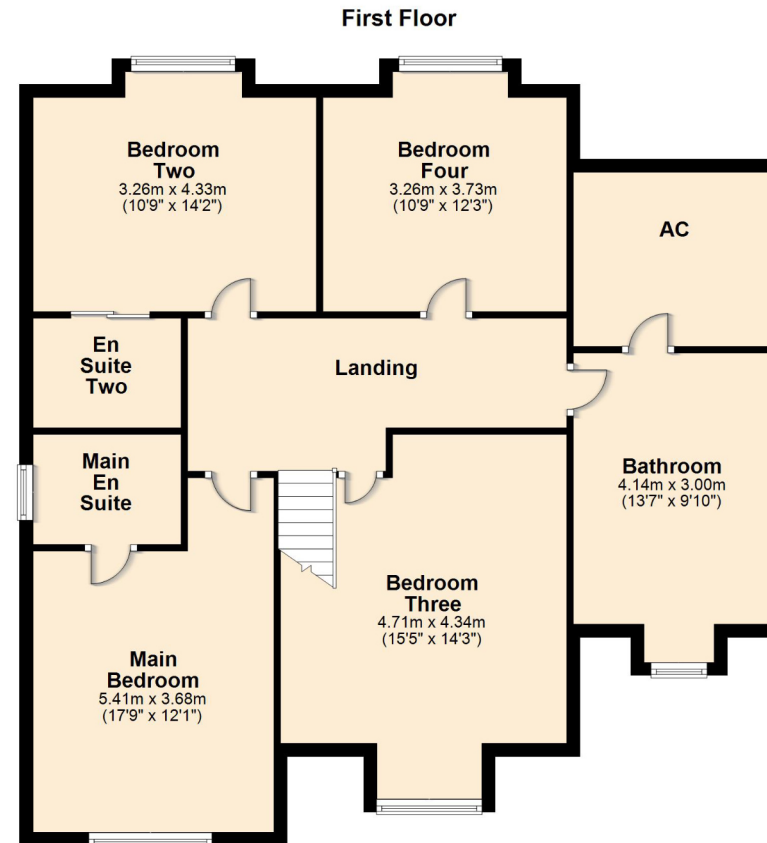
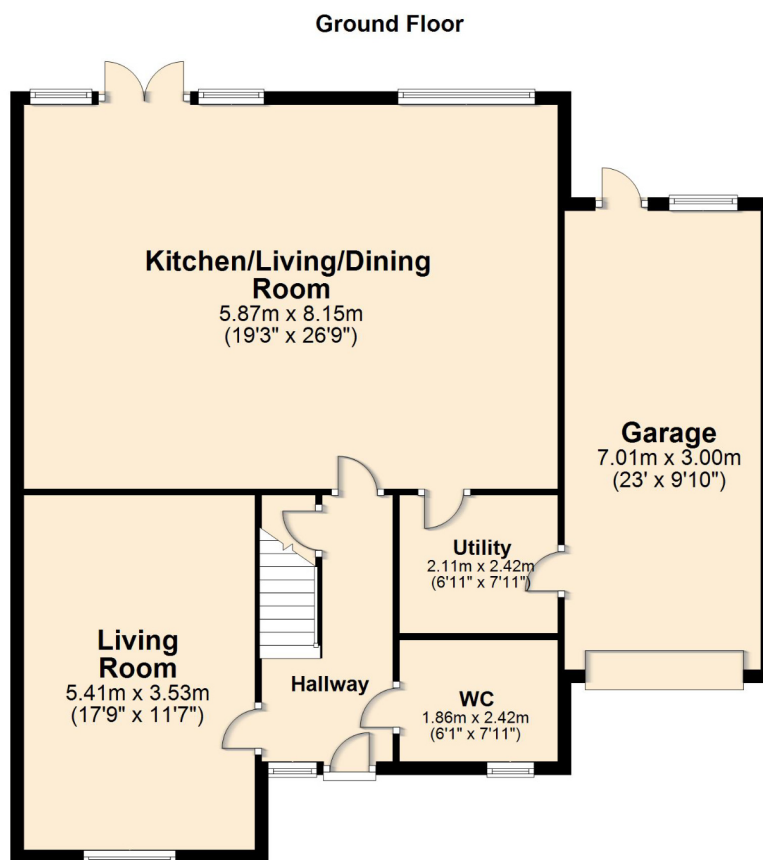
The integral garage has been finished to a high standard with limestone skirting, fully plastered, rear access into the garden and a 'Hormann' electric garage door. The fantastic space boasts central heating, power, light and the provisions for an electric car charging point making it a flexible use of space.



Set back from the road, the attractive brick built property features a generous block paved driveway providing off road parking for four to five cars and access to the integral single garage with electric door and external lighting. The neat frontage boasts a lawn section with a planted hedge border and a block paved ramp leads to the oak pillared front porch with spotlights.

The professionally landscaped rear garden offers the ideal retreat with an excellent degree of privacy and a low maintenance design. The garden is predominately paved ideal for entertaining and a brick wall retains the boundary with raised well stocked planted borders and flower beds. There are also two brick built sheltered storage areas and side access to the front of the property with a part rendered wall and side gate.





\*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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