



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Sycamore Road, Market Harborough, LE16 7GU

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#### "Show Home Standard"

Fantastic David Wilson "Abbydale" home situated at the end of a private driveway, at the end of a cul-de-sac offering an established, yet private outlook and a larger than average property frontage providing off road for five cars, including the garage.

This wonderful home is beautifully presented throughout, with a keen eye for interior design on show.

The entrance hall provides access to a stunning living room with a feature window to the front elevation, side aspect window, feature fireplace with bio ethanol wood burner style fireplace and access through to the kitchen/dining room.

The well-presented kitchen/dining room benefits from a herringbone "Amtico" floor, modern shaker style fitted kitchen offering neutral tones, integrated oven, gas hob, dishwasher and a tall fridge freezer. understairs cupboard, French doors leading out onto the rear garden and access to the utility room.

Attractive utility room with space for two appliances, work surface space, "Ideal" central heating boiler, side access to the covered side garden area and access to the downstairs WC, featuring continued herringbone "Amtico" flooring and a modern white two piece suite.

This extremely well proportioned three bedroom detached home offers three substantial double bedrooms with the master bedroom benefiting from a dressing room area and a en suite shower room with oversized shower enclosure, WC, wash hand basin and chrome heated towel rail.

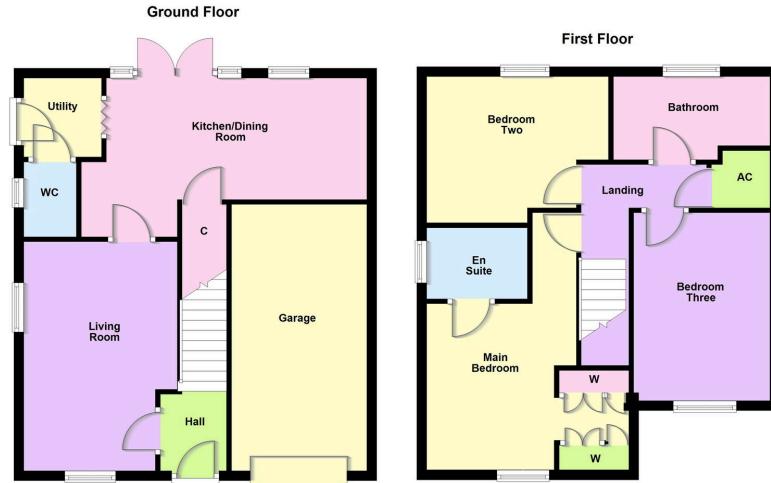
The family bathroom is equally well appointed with a white modern four piece suite with modern ceramic tiled splash backs and a chrome heated towel rail.

The first floor landing benefits from a substantial walk in storage cupboard.

Situated at the end of a private driveway, at the end of a cul-de-sac offering an established, yet private outlook and a larger than average property frontage providing off road for five cars, including the garage. A lawned front garden lies to the side of the property with a side access gate leading to the covered side garden area.

The landscaped rear garden offers a host of paved and gravelled seating and entertaining areas with a large paved covered side garden area. The garden offers a modern feel with contemporary black fencing and a white aluminium pergola.

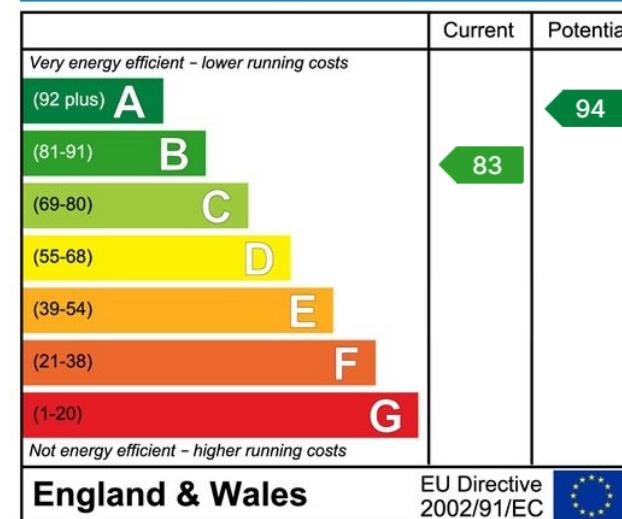




- Living Room - 4.65m x 3.12m (15'3" x 10'3") max
- Kitchen/Dining Room - 5.74m x 2.46m (18'10" x 8'1") max
- Utility - 1.6m x 1.57m (5'3" x 5'2")
- WC - 1.52m x 1.07m (5'0" x 3'6")
- Main Bedroom - 5.23m x 4.11m (17'2" x 13'6") max
- En Suite - 2.03m x 1.45m (6'8" x 4'9")
- Bedroom Two - 3.68m x 2.97m (12'1" x 9'9") max
- Bedroom Three - 3.84m x 2.77m (12'7" x 9'1")
- Bathroom - 3.2m x 1.68m (10'6" x 5'6") max



### Energy Efficiency Rating



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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