



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"A Wonderful View to Wake Up To!"

Boasting a fantastic position with the countryside in plain sight, this stunning home not only offers a wonderful view to wake up to, but also features a modern interior, a south-facing rear garden and is offered for sale with no upward chain!



Liberator Drive
Market Harborough
LE16 9FZ





Built in 2023 by Avant Homes, this property offers a convenient open-plan layout to the ground floor, two double bedrooms with fitted wardrobes and off-road parking for two cars.

Conveniently located within walking distance to the renowned Farm Shop, parks and countryside walks on your doorstep. Local schools and the town centre are also close by offering a variety of independent local shops, restaurants as well as the train station providing direct links to London St Pancras.

Welcoming entrance hall with attractive LVT flooring, access to a guest WC and stairs rise to the first floor.

Fantastic open plan kitchen/dining/living room, offering ample space for both living and dining, with large bi-fold doors leading out to the south-facing garden. The high-quality kitchen features an array of gloss eye and base level units, a stone effect work-surface with a matching up-stand, a Franke one and a half bowl sink with a mixer tap and draining board, and integrated appliances to include a double oven, a four-ring gas hob, a fridge/freezer and a dishwasher. There is also a useful utility cupboard, with a work-surface, light and space for a washing machine.

The guest WC is of a generous size and comprises continued LVT flooring, floor to ceiling wall tiling, LED ceiling spotlights, a Sottini wash hand basin and a low-level WC.

Stairs rise to a first-floor landing with a side window offering delightful views of the neighbouring countryside. There is also a loft hatch to a partially boarded attic with a ladder.

The main bedroom is positioned to the rear, south-facing elevation, with continued countryside views, a neutral decor and stylish built-in wardrobes.

The second double bedroom also benefits from fitted wardrobes, an airing cupboard and a countryside view.

The modern bathroom is finished to a high standard, boasting attractive wall tiling, a chrome heated towel rail, LED ceiling spotlights and a white Sottini three-piece suite to include a panel enclosed bath with a shower screen and rainfall shower, a wash hand basin with a floating vanity drawer and a low-level WC.

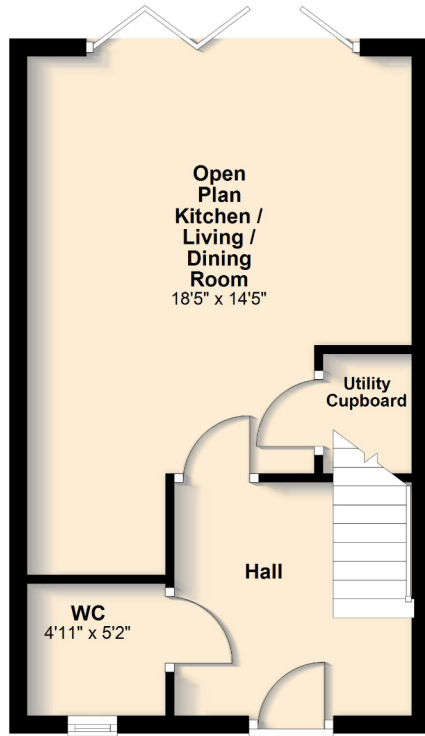
The property is situated at the bottom of the cul-de-sac, boasting an attractive frontage with the neighbouring countryside in plain sight. A driveway provides two parking space and a side gate leads to the rear garden.

The beautiful rear garden boasts a desirable south-facing aspect, and features a paved patio area, a well-kept lawn, plantings and a charming Crab Apple tree. The garden also benefits from a timber shed and side access to the front elevation.



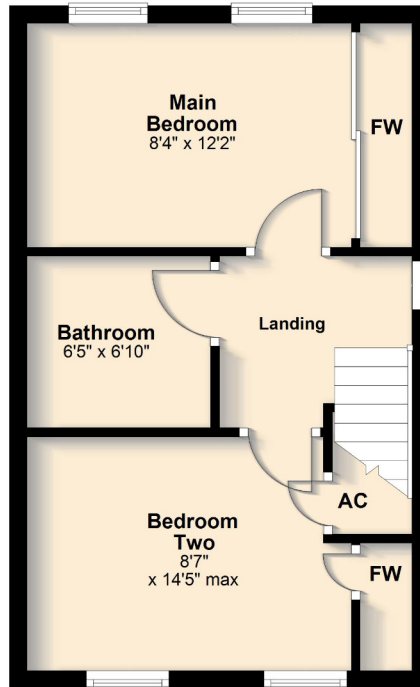
Ground Floor

Approx. 350.4 sq. feet



First Floor

Approx. 355.5 sq. feet



Total area: approx. 705.9 sq. feet



*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



hendersonconnellanmh