



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Modern Living with a Countryside Setting!"

Constructed in 2018 as a one off select build of just two properties, this immaculate four bedroom detached property offers the perfect blend of modern living with its contemporary fixtures and fittings, in a village setting, boasting countryside views to the rear elevation!



Harborough Road
Great Oxendon
LE16 8NA





Welcoming entrance hall with a gorgeous tile effect Karndean floor, a wider than average staircase rising to the first floor, and access to the living room through a contemporary panelled door.

Beautifully appointed living room with continued Karndean flooring, a window to the front elevation flooding the room with natural light, LED spotlights and access to the under stairs storage cupboard.

Double doors lead from the living room into the open plan kitchen/dining room offering a fantastic entertaining room overlooking the garden and countryside beyond. This stunning kitchen benefits from continued Karndean flooring, ample space for a dining table and chairs and double doors provide access out to the garden.

The kitchen comprises a range of high gloss eye and base level units, a square edge worktop with upstand and a 'Quartz' one and a half bowl sink with draining board and boiling water tap. Integrated appliances include a fridge/freezer, an oven and a four-ring induction hob with extractor hood over. Separate Utility room with a composite rear door out to the garden and access to the guest WC with a two-piece suite. The utility enjoys additional eye and base level units, a stainless-steel sink and space and plumbing for a washing machine and dishwasher (available by separate negotiation).

Stairs rise to the generous first floor landing with access to the airing cupboard and loft hatch benefiting from a pull-down ladder, providing access to the part boarded attic.

Four immaculately presented bedrooms, all boasting generics proportions, with three out of the four bedrooms benefitting from fitted wardrobes. The third and fourth bedroom enjoy countryside views to the rear elevation.



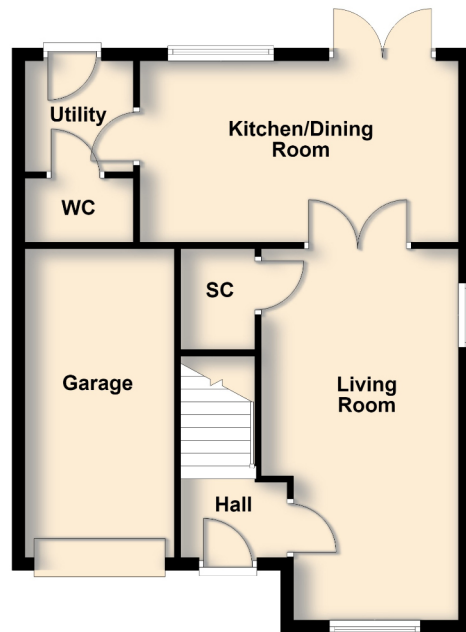
Impressive main bedroom situated to the front with attractive raked ceilings, a fitted wardrobe and en-suite shower room. The high quality en-suite features a heated towel rail, window to the side elevation and a three-piece suite. The suite includes a fully tiled; double width shower enclosure, a low-level WC and a pedestal wash hand basin.

Family bathroom incorporating a heated towel rail and a three-piece suite to include a panel enclosed bath with shower over and screen, a low-level WC and a pedestal wash hand basin.

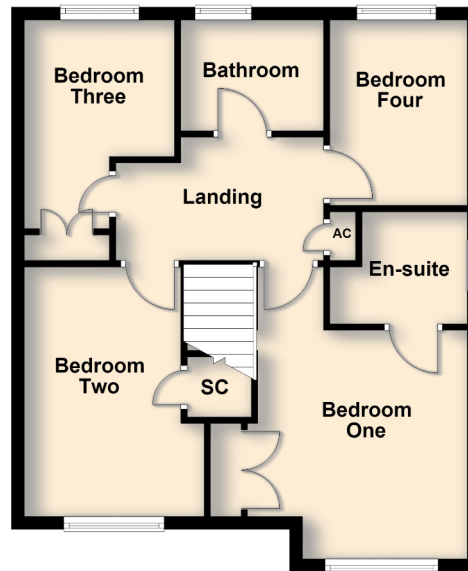


Set back from the road, this select build of just two properties, enjoys a sought after plot with the countryside beyond and excellent curb appeal with its charming, part brick and part rendered exterior. The shared driveway flows from the road to the property boasting a neat frontage with two driveway spaces and a central paved path leading to the front door. The property benefits from access to the integral garage and a wide side access to the rear garden. The beautifully landscaped rear garden provides a fantastic entertaining space, backing directly onto open countryside, enjoying a scenic outlook and a high degree of privacy. Thoughtfully designed and beautifully landscaped, the garden features an expansive granite stone patio, with steps that rise up to the main lawn section. The lawn area is complemented by well-stocked planted borders retained by slate, enclosing walls. To the top right-hand corner, there is a charming circular patio and stone steps that rise up to the elevated decked terrace.

Ground Floor



First Floor



Living Room - 5.74m x 3.07m (18'10" x 10'1") Max

Kitchen/Dining Room - 4.95m x 2.87m (16'3" x 9'5")

Utility Room - 1.73m x 1.68m (5'8" x 5'6")

WC - 1.68m x 0.94m (5'6" x 3'1")

Garage - 4.83m x 2.39m (15'10" x 7'10")

Bedroom One - 4.55m x 3.1m (14'11" x 10'2") Max

En-suite - 2.9m x 1.98m (9'6" x 6'6")

Bedroom Two - 3.81m x 2.79m (12'6" x 9'2")

Bedroom Three - 3.15m x 2.18m (10'4" x 7'2")

Bedroom Four - 2.9m x 1.98m (9'6" x 6'6")

Bathroom - 2.24m x 1.78m (7'4" x 5'10")



*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

