



**HENDERSON
CONNELLAN**
ESTATE AGENTS

" The Full Package! "

Boasting impressive proportions, an extended kitchen/dining/family room and a converted double garage, this five bedroom executive family Home is one of the largest designs on the Meadowdale development within walking distance to the train station and catchment for Meadowdale Academy.



Audley Close,
Market Harborough
LE16 8ER





Sought after corner plot position, situated in a popular residential location within close walking distance of the town centre, train station, local amenities and convenient access to the A6.

Executive family Home built by 'David Wilson' in approximately 2000 benefitting from a flexible layout with a host of high quality fixtures and fittings, and offered for sale with NO CHAIN.

Entrance is gained through the contemporary composite front door with two side light windows into the generous entrance hall with high quality laminate flooring and an attractive central staircase rises to the first floor with split level galleried landing.

Stunning kitchen/dining/family room benefitting from being extended and knocked through to create a fantastic social entertaining area measuring approximately 26ft by 22ft, which overlooks the rear garden with ample space for a dining table and chairs, two sky light windows and a central island.

The high quality kitchen comprises of a range of high gloss eye and base level units, granite worktops with upstand continuing up to the window sill, attractive glass splashbacks, an inset 'Villeroy & Boch' one and a half bowl sink with drainer grooves, free standing 'Rangemaster' cooker with five ring gas hob, integrated 'Neff' dishwasher and there is space and plumbing for an American style Fridge/Freezer. The Kitchen also benefits from LED spotlights, under counter lighting and a large central island boasting additional storage, granite worktops with a recessed pull out power point and breakfast bar.

Separate utility room with continued tiled flooring benefitting from additional high gloss eye and base level units, square edge worktops, a one and a half bowl sink, space and plumbing for a washing machine and tumble dryer, and side access out to the rear garden.



Beautifully appointed living room featuring a gas fireplace with slate hearth and stone surround, a window to the side elevation and French doors provide access into the conservatory.

Light and airy conservatory of a generous size measuring approximately 21ft in length offering the ideal Garden Room with a host of windows and French doors lead out to the paved patio area.

Ground floor study with a bay window to the front elevation making the perfect Home Office or the potential to be used as a Play Room or Music Room.

Converted double garage with two windows to the front elevation offering a fantastic generous space ideal as a games room, family room/second sitting room or a potential sixth bedroom/annexe if required.

Guest WC with continued laminate flooring and incorporating a white two piece suite to include a low level wc and a pedestal wash hand basin.

The central staircase splits at the top creating a grand feel and leads to the first floor landings with access to the attic and the double airing cupboard.

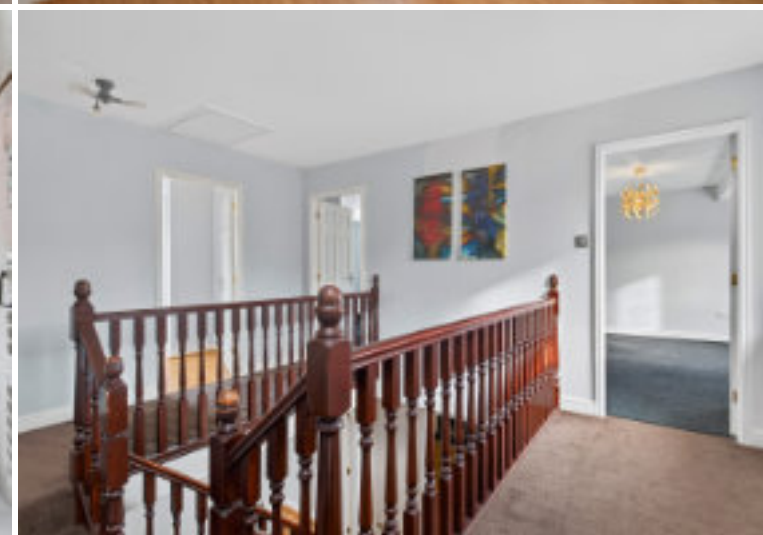
Five double bedrooms, all benefitting from fitted wardrobes.

Impressive main bedroom to the front elevation featuring a host of fitted wardrobes, a walk in dressing area and an en suite shower room benefitting from floor to ceiling ceramic tiling, a heated towel rail and a three piece suite to include a double width shower enclosure with electric 'Mira' shower, a vanity enclosed wash hand basin and a low level WC.

Second bedroom ideal as a guest room benefitting from an en suite shower room with floor to ceiling tiling, a chrome heated towel rail and a modern white three piece suite to include a shower cubicle, a low level WC and a vanity enclosed wash hand basin.

Family bathroom featuring decorative tiled walls, a heated towel rail and a four piece suite to include a panel enclosed bath, a fully tiled and enclosed shower cubicle with rainwater shower head, a low level WC and a pedestal wash hand basin.





Occupying an attractive corner plot, this executive family home boasts a neat frontage with a generous block paved driveway providing off road parking for three cars and a path leads to the front door. There is also a main lawn to the front neatly enclosed by well-maintained conifers giving a good degree of privacy.

The rear Garden offers a low maintenance design and benefits from being part enclosed by a brick wall to the side. The Garden features a generous paved patio area ideal for entertaining, a main lawn which has recently been re-seeded, a newly fitted raised decked area for seating and a host of well-established shrubbery and mature trees. There is also external lighting and side access to the front of the property where there is space for a shed or garden storage.





Study - 3.53m x 2.18m (11'7" x 7'2")

Living Room - 5.64m x 3.53m (18'6" x 11'7")

Conservatory - 6.4m x 3.07m (21'0" x 10'1")

Kitchen/Dining/Family Room - 8.2m x 6.83m (26'11" x 22'5")

Utility Room - 2.46m x 1.6m (8'1" x 5'3")

Family / Games Room - 5.08m x 4.62m (16'8" x 15'2")

Guest WC - 2.01m x 1.07m (6'7" x 3'6")

Main Bedroom - 4.6m x 3.51m (15'1" x 11'6")max

Ensuite - 2.64m x 1.32m (8'8" x 4'4")

Bedroom Two - 4.27m x 3.94m (14'0" x 12'11")

Ensuite - 2.72m x 1.6m (8'11" x 5'3")max

Bedroom Three - 4.29m x 3.43m (14'1" x 11'3")

Bedroom Four - 3.25m x 2.67m (10'8" x 8'9") max

Bedroom Five - 3.81m x 2.67m (12'6" x 8'9") max

Bathroom - 3.3m x 2.72m (10'10" x 8'11") max



*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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