



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Bright and Beautiful!"

Beautifully presented throughout and occupying an attractive and peaceful position on the highly regarded Lubenham View development, this impressive four-bedroom Davidsons Homes "Featherstone" design was constructed in 2022 and offers generous, thoughtfully designed accommodation, a high-quality interior and a wonderfully private landscaped garden.



Clarkes Avenue
Market Harborough
LE16 9NJ





The property occupies an attractive position on one of the development's particularly appealing residential streets, with well-kept surroundings and a pleasant, established feel. Built by the prestigious Davidsons Homes, renowned for creating high-quality, thoughtfully designed homes, the property combines modern family living with an excellent standard of finish throughout.

The property is subject to an estate service charge of £210.00 per annum.

Entrance is gained through the front door into the welcoming and spacious entrance hall. High-quality Amtico flooring flows throughout the ground floor, creating a smart and cohesive finish, while the hall also provides access to useful built-in storage.

The beautifully proportioned living room is both bright and inviting, featuring an attractive bay window to the front elevation and a south-facing side window which draws in an abundance of natural light.

Undoubtedly one of the highlights of the home is the fantastic open-plan kitchen and dining room. Designed with modern family life and entertaining in mind, the kitchen is fitted with a host of matching eye and base level units, a composite one-and-a-half-bowl sink and roll-top work surfaces. Integrated appliances include a fridge/freezer, dishwasher, eye-level oven and combination oven, together with a gas hob and extractor above.

Extensive glazing across the rear elevation incorporates French doors with glazed side panels, flooding the space with natural light while creating a seamless connection to the landscaped garden.

The adjoining utility room provides further coordinating storage, space and plumbing for a washing machine and tumble dryer and also houses the boiler.

Completing the ground-floor accommodation is a contemporary guest WC, fitted with a wash hand basin and WC.

Stairs rise to the spacious galleried first-floor landing, naturally illuminated by a window to the front and providing access to the loft.

The impressive main bedroom is positioned to the front and benefits from a fantastic dressing area fitted with wardrobes, leading through to its private en-suite shower room. The en suite comprises a fully enclosed double shower with floor-to-ceiling tiling, a pedestal wash hand basin, WC and chrome heated towel rail, complemented by tiled flooring and partially tiled walls.

There are three further double bedrooms, each with fitted wardrobes and offering excellent flexibility for family living, guests or those working from home.

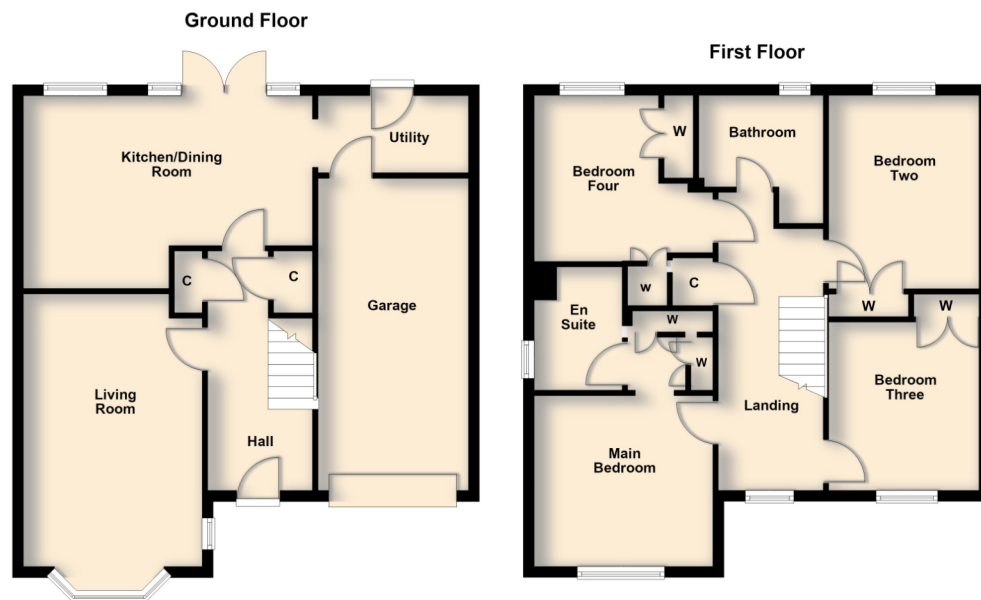
The well-appointed family bathroom features a panel-enclosed bath, a separate fully enclosed shower with floor-to-ceiling tiling, a pedestal wash hand basin, WC and chrome heated towel rail. Tiled flooring and half-tiled walls provide a practical and contemporary finish.

The integral single garage is accessed via an up-and-over door and benefits from power and lighting. Finished to an excellent standard with plastered and painted walls and ceiling, together with laminate flooring, this versatile space offers fantastic potential for use as a home gym or hobby room, while retaining its practical storage benefits.

Outside, the property is neatly set back from the road behind an attractive and well-maintained frontage with established planted borders. A pathway leads to the front door, while the driveway provides side-by-side parking for two vehicles.

The beautifully landscaped rear garden enjoys a peaceful and private feel. A raised patio, retained by timber sleepers, provides an ideal setting for outdoor dining and entertaining while overlooking the neatly laid lawn. An attractive variety of trees and shrubs adds colour and interest, with thoughtfully planted trees enhancing the garden's privacy. A discreetly positioned garden shed provides useful additional storage.





Living Room - 4.98m x 3.28m (16'4" x 10'9") exc bay

Kitchen/Dining Room - 5.28m x 3.53m (17'4" x 11'7") max

Utility - 2.74m x 1.42m (9'0" x 4'8")

Main Bedroom - 3.28m x 3.12m (10'9" x 10'3")

En Suite - 2.26m x 1.4m (7'5" x 4'7") max

Dressing Area - 1.22m x 1.22m (4'0" x 4'0") max

Bedroom Two - 3.53m x 2.74m (11'7" x 9'0")

Bedroom Three - 3.12m x 2.77m (10'3" x 9'1")

Bedroom Four - 3.28m x 2.84m (10'9" x 9'4") max

Garage - 5.71m x 2.64m (18'9" x 8'8")

*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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