
HENDERSON
CONNELLAN
ESTATE AGENTS

"An Interior and Location to Impress!"

Situated within a desirable cul de sac, this four bedroom detached family home is sure to impress, with its immaculately presented interior, upgraded fixtures and fittings and convenient location, within very close walking distance to all local amenities including the train station!





Holdenby Close
Market Harborough
LE16 8JE















Sought after position with the local supermarket, town centre and train station all within very close walking distance, with access to London in under one hour. Meadowdale Academy is also within close walking distance offering an excellent primary school for local families.

Offered for sale with NO CHAIN.

Welcoming entrance hall boasting a composite front door, engineered oak flooring, an understairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully presented living room with modern carpeting, a well-kept neutral decor, a charming electric fireplace with a stunning stone surround, double doors leading into the dining room and a generous window overlooks the front elevation.

Stylish kitchen/breakfast room featuring windows overlooking the rear garden, attractive tile flooring and space for a breakfast table and chairs. The kitchen is fitted with a host of eye and base level units, a roll-top worksurface with a matching upstand, wall tiling, a Belfast style one and a half bowl sink, a double Oven, an Induction Hob, a built in Dishwasher and a Fridge/Freezer. Doors off the kitchen lead into the dining room and a side door leading out to the garden.

The dining room benefits from sliding patio doors out to the south-facing garden, space for a dining table and chairs and timber effect flooring.

Modern guest WC with timber effect flooring, a wash hand basin with storage beneath and a WC.

Stairs rise to the first-floor galleried landing, providing access to all four bedrooms, the family shower room, an airing cupboard, an additional storage cupboard and the loft space.

The spacious main bedroom is positioned to the rear of the property, enjoying a delightful outlook over the beautifully maintained garden. This generously proportioned room benefits from fitted wardrobes and an en-suite shower room.

The en suite with a fully enclosed shower cubicle, a vanity unit wash hand basin and a low-level WC, complemented by attractive floor-to-ceiling wall tiling and coordinating tiled flooring.

Bedroom two is another generously proportioned double bedroom, offering excellent space for bedroom furniture, whilst bedrooms three and four are both comfortable smaller doubles, providing flexibility for family living, guests or home working. Bedroom four also benefits from useful built-in storage.

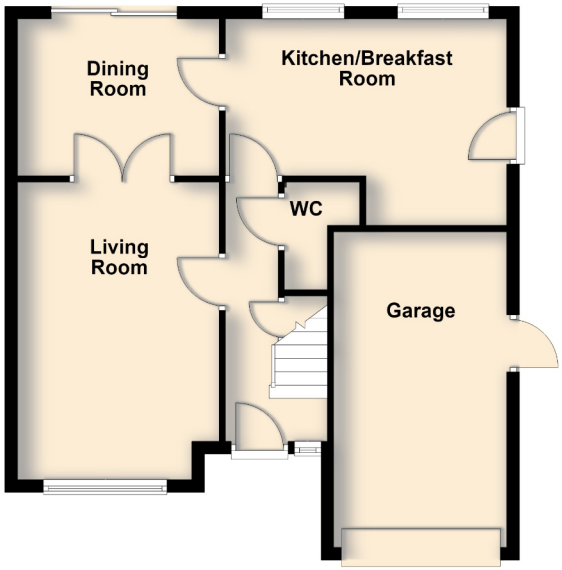
Family shower room comprises an oversized, fully enclosed corner shower cubicle, a pedestal wash hand basin and a low-level WC. Completed by attractive wall tiling, complementary ceramic tiled flooring and a chrome heated towel rail.

The garage benefits from a manual up and over door, power supply, lighting, plumbing for a washing machine and space for a tumble dryer. There is also a Worcester boiler and a side door out to the garden.

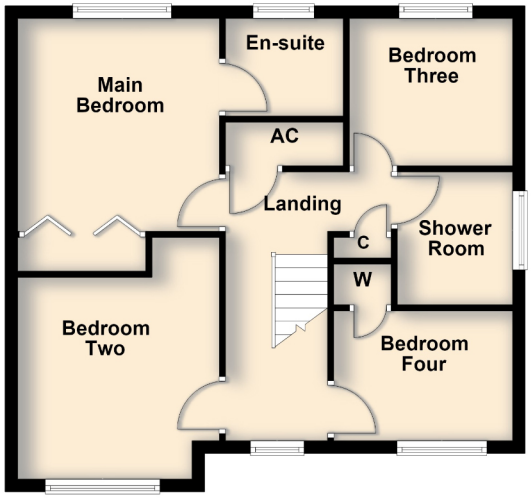
The property enjoys an attractive frontage, with a neatly maintained lawn complemented by decorative potted shrubs. A generous tarmac driveway provides off-road parking and leads to the integral garage, whilst established hedging, decorative gravel borders and gated side access add to the practicality and appeal of the outside space.

The attractive, south facing, enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor space, predominantly laid to lawn and complemented by well-established, richly planted borders featuring an abundance of mature shrubs, trees and colourful planting. A paved patio provides an ideal setting for outdoor dining and relaxation, whilst decorative gravelled areas, a greenhouse and timber fencing complete this charming and private garden.

Ground Floor



First Floor







Living Room
4.72m x 3.25m (15'6" x 10'8")max

Dining Room
3.2m x 2.49m (10'5" x 8'2")

Kitchen/Breakfast Room
4.47m x 3.28m (14'8" x 10'9")max

Garage
5m x 2.74m (16'5" x 9'0")max

Main Bedroom
3.45m x 3.25m (11'4" x 10'8")

Bedroom Two
3.38m x 3.2m (11'1" x 10'6")max

Bedroom Three
2.59m x 2.34m (8'6" x 7'8")

Bedroom Four
2.57m x 2.24m (8'5" x 7'4")

Shower Room
2.11m x 1.83m (6'11" x 6'0")

*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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