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**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "Location and Design Combine"

Perfectly positioned within a popular residential location just a short walk to local primary schools and the train station, this fantastic, detached home offer is offered for sale with no upward chain, and boasts three good sized bedrooms, a delightful rear garden and a garage.



Redlich Close  
Market Harborough  
LE16 8EN





Popular residential location situated within walking distance of Meadowdale Primary School, the town centre, local parks and other local amenities. The property also benefits from being within very close walking distance of the train station with direct commuter links into London St Pancras in less than one hour.

Welcoming entrance hall featuring timber effect flooring, a guest WC and stairs rise to the first floor.

Beautifully appointed living/dining room, boasting a dual aspect flooding the room with an abundance of natural light. The room features timber effect flooring, ample space for both living and dining, a window to the front elevation and sliding patio doors out to the garden.

Well-presented kitchen with a generous window overlooking the garden, tiled effect flooring and access to a separate utility room. The kitchen offers an array of eye and base level units, a roll-top work-surface, ceramic wall tiling, a Franke one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring electric hob and space for a fridge/freezer and a dishwasher.

The utility room benefits from matching flooring and units, space for a washing machine and a door out to the garden.

Guest WC comprising a wall hung wash hand basin with ceramic tiled splashbacks and a low-level WC.

Stairs rise to a generous first floor landing, with a window to the side elevation, an airing cupboard and a loft hatch.

Three well-proportioned bedrooms, with two benefitting from being double in size and the third bedroom offering a large single room.

The main bedroom is situated to the rear elevation, overlooking the garden, and features fitted wardrobes and an en-suite shower room. The en-suite comprises ceramic wall tiling and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

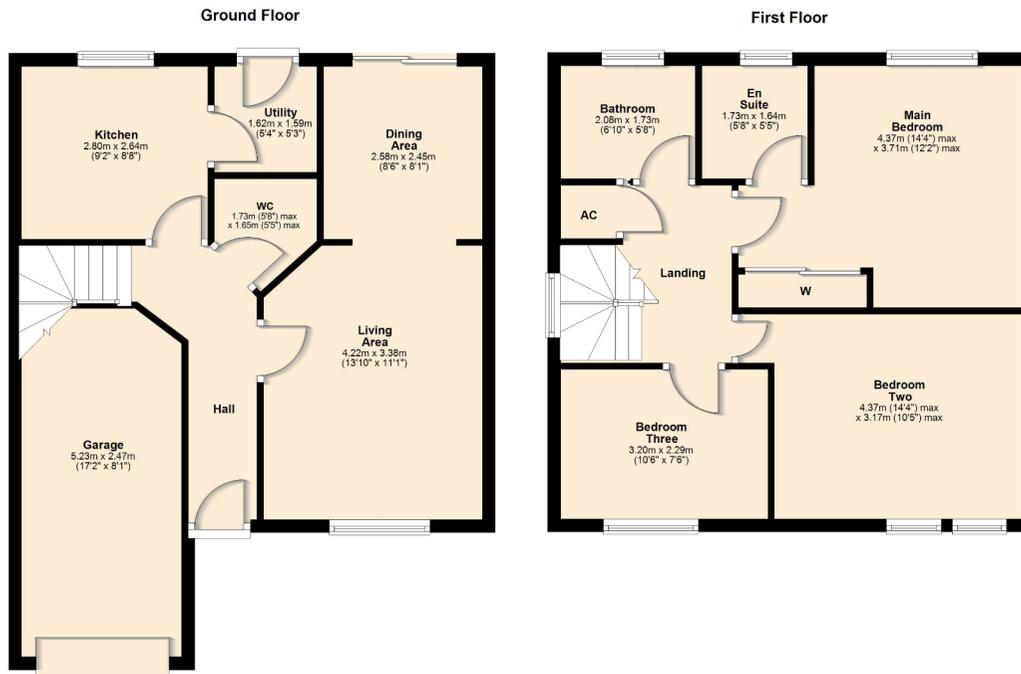
The family bathroom also features ceramic wall tiling, a panel enclosed bath with a shower attachment, a pedestal wash hand basin and a low-level WC.

Single garage with an electric up and over door, power supply and lighting.



Set back from the road within a desirable cul-de-sac the property boasts a neat and attractive frontage, with a well-kept lawn, plantings and hedgerow and access to the garage. There is also off-road parking for one car, a paved pathway leads to the front door with a canopy over and a timber gate providing rear access.

The delightful east-facing garden has been beautifully maintained, mainly laid to lawn with a host of mature planted borders. There is also a paved patio area ideal for outdoor entertaining, and a gate to the front elevation.



\*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

