



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine.."

...to form this impressive and detached residence situated in a sought-after residential location, this two/three-bedroom property boasts generous proportions throughout, a delightful rear garden, a spacious kitchen/dining room, off road parking and a garage!



Westfield Close
Lubenham
Market Harborough
LE16 9DX





Conveniently located within walking distance to the town centre, local primary and secondary schools, and the train station with commuter rail links into London St Pancras.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with a fitted floor mat, access to the guest WC and a door into the living room.

Spacious living room with a front aspect window flooding the space with natural light. A feature electric fireplace adds a focal point to the room and double doors open through to the kitchen/ dining room.

Kitchen/dining room of a good size comprising LVT flooring, eye and base level fitted units, roll top work surfaces, a stainless-steel sink with draining board, an electric double oven, a four-ring gas hob, an integrated fridge and space for a freestanding dishwasher. There is ample space for a six-seater dining table and chairs, and double doors flow through to the conservatory.

Light and airy conservatory featuring a pretty outlook of the rear garden, LVT flooring and French doors out to the patio.

Separate utility room with continued LVT flooring, eye and base level fitted units, roll top work surfaces, a stainless-steel sink, space for a washing machine and fridge/freezer, and a door out to the rear.



Guest WC with a white two-piece suite and LVT flooring.

First floor landing with access to the attic via a hatch.

Spacious main bedroom, formerly two bedrooms and knocked through to create a larger bedroom with double windows to the front elevation and a useful storage cupboard.

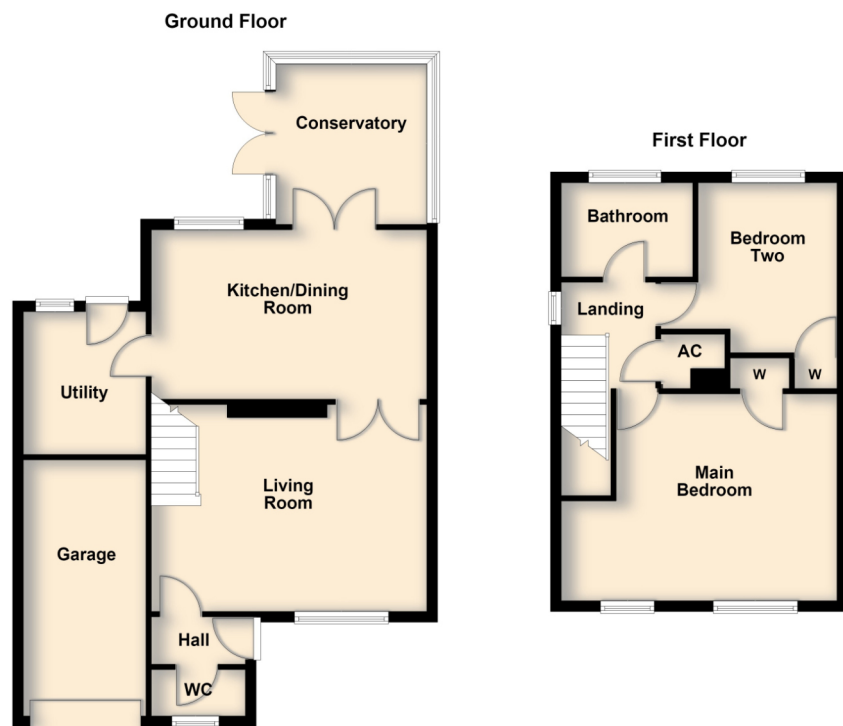
Double sized second bedroom, overlooking the rear garden with a fitted storage cupboard.

Family bathroom comprising LVT flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.



Single garage with an electric roller door.

The features a neat and spacious frontage with a large lawn area and a hard standing driveway providing off road parking for one car. Further parking could be created from the lawn area if desired. The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and enjoy the afternoon sun. A wrap around mature border lines the lawn area and a timber shed provides additional storage.



Living Room - 5.13m x 3.86m (16'10" x 12'8") max
 Kitchen/Dining Room - 5.13m x 3.15m (16'10" x 10'4")
 Utility - 2.67m x 2.29m (8'9" x 7'6")
 Conservatory - 3m x 2.82m (9'10" x 9'3")
 Main Bedroom - 5.11m x 3.38m (16'9" x 11'1") max
 Bedroom Two - 3.43m x 3.3m (11'3" x 10'10") max
 Bathroom - 2.44m x 1.68m (8'0" x 5'6")L

*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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