



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Often Requested, Rarely Available!"

Nestled within a desirable cul de sac, this beautifully presented and extended three bedroom detached bungalow is sure to impress with its extensive, wrap around garden for those who are passionate about gardening, immaculate interior and extended proportions!



Stamp Close
Market Harborough
LE16 7YF





The welcoming front porch with uPVC double doors provides an excellent covered entrance after being modified in 2021, with space for shoes and the composite front door leads through to the hallway.

Charming entrance hall with attractive high ceilings, Karndean flooring and access to the loft hatch benefitting from a pull-down ladder.

Modern fitted kitchen situated to the front elevation offering an outlook of the property's neat frontage, with tiled flooring and LED ceiling spotlights. The kitchen comprises an array of shaker style eye and base level units, a roll top work surface with upstand, a stainless steel sink with draining board, an integrated oven with a four ring gas hob and extractor hood over, an integrated fridge/freezer, slimline dishwasher and washing machine.

Well-proportioned living room, beautifully decorated with a feature fireplace providing a focal point to the room and French doors lead into the conservatory.

Light and airy conservatory benefitting from ample space for a dining table and chairs and a host of windows overlooking the truly magnificent garden. This fantastic space also offers a fitted air con unit making it a useable room throughout the year.

Two double bedrooms leading off from the hallway, both in excellent decorative order, with the second bedroom located to the front of the property enjoying a contemporary fitted wardrobe with sliding doors with feature mirrors.



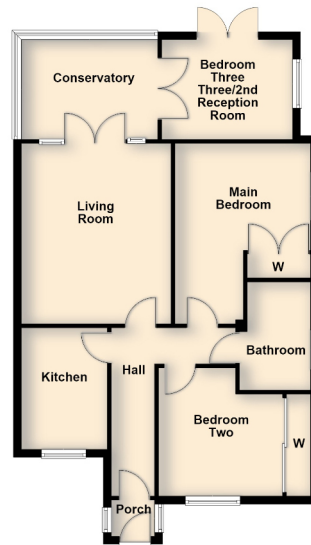
The impressive main bedroom offers a picturesque outlook of the garden with a south facing aspect and fitted wardrobes. The third bedroom is situated to the rear of the property with double doors out to the garden offering a flexible layout with the potential to be used as a 'snug', study, playroom or formal dining room.

High quality bathroom, immaculately presented with floor to ceiling tiling, a chrome heated towel rail and a four piece suite. The four piece suite includes a panel enclosed bath, a modernised shower cubicle, a low level WC and a pedestal wash hand basin.



The bungalow features a single garage with a hard standing driveway providing off road parking for two cars and a further block paved section provides access to the bungalow which sits further back itself. The property boasts a generous south facing wrap-around plot, beautifully screened by a mature private hedgerow, silver birch trees and established fruit trees to include apple, pear and cherry. An attractive Indian sandstone patio extends around the rear and side of the bungalow, providing an excellent space for seating and entertaining. Steps rise to the main lawn, which has been professionally landscaped to be elevated, retained by timber sleepers, well stocked with growing beds, fruits and vegetables.

Ground Floor



Living Room - 4.57m x 3.78m (15'0" x 12'5")

Kitchen - 3.07m x 2.18m (10'1" x 7'2")

Main Bedroom - 4.57m x 3.43m (15'0" x 11'3") max

Bedroom Two - 3.25m x 3.15m (10'8" x 10'4") max

Bedroom Three - 3.3m x 2.51m (10'10" x 8'3")

Conservatory - 3.45m x 2.51m (11'4" x 8'3")

Bathroom - 2.74m x 1.7m (9'0" x 5'7")

Garage - 5.89m x 2.95m (19'4" x 9'8")

*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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