



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Deceiving Dimensions!"

Boasting generous proportions across three floors of accommodation, this four-bedroom semi-detached property offers more than meets the eye with its deceiving dimensions, two en suite facilities, single garage and generous driveway!



Tungstone Way
Market Harborough
LE16 9GA





Conveniently located within walking distance to the town centre, leisure centre, local primary and secondary schools, supermarkets and the train station with links to London St Pancras within an hour.

Entrance is gained into the welcoming entrance hall with a window to the front elevation, access to the useful storage cupboard, the guest WC and stairs rise to the first floor.

Stunning, kitchen/dining room offering a fantastic entertaining space with ample space for a dining table and chairs, and French doors lead out to the garden. The kitchen has been tastefully modernised with a range of high gloss eye and base level units, a solid square edge worktop with composite one and a half bowl sink and a contemporary mixer tap. The kitchen benefits from an integrated oven, a micro-convectional oven, a four-ring ceramic hob with central recessed extractor located on the L-shape breakfast bar, a fridge/freezer and a dishwasher.

Separate utility room with a rear door out to the garden, additional unit storage and space for a washing machine.

Beautifully appointed living room boasting a dual aspect with a bay window to the front elevation and French doors leading out to the garden flooding the room with natural light.

Stairs rise to the first-floor landing with a feature window and providing access to the airing cupboard, bathroom, three out of the four bedrooms and a second set of stairs rise up to the second floor.



Three bedrooms located on the first floor, two of which are double in size with the main and third bedroom benefitting from a shared dressing room with access from both bedrooms. The impressive main bedroom boasts an en suite shower room incorporating tiled walls to dado height and a three-piece suite. The suite features a Japanese WC, a pedestal wash hand basin and a fully tiled and enclosed shower cubicle.

Modern family bathroom with a glazed window to the rear elevation, tiling to dado height and a three-piece suite to include a panel enclosed bath with shower over and screen, a pedestal wash hand basin and a low-level WC.

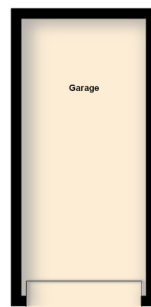
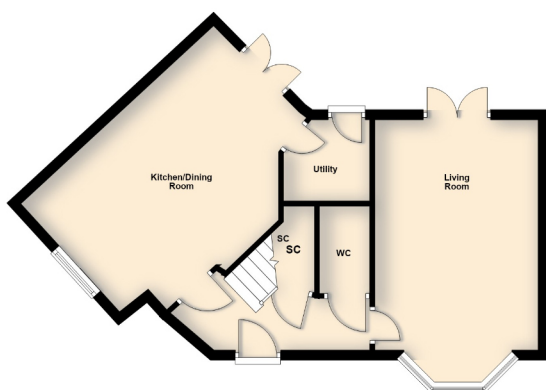
Bedroom two is located on the second floor making the perfect guest room or ideal for families due to also providing an en suite, in addition to the main bedroom. The en suite benefits from a three-piece suite to include a fully tiled and enclosed shower cubicle, a low-level WC and a pedestal wash hand basin.



The property offers excellent kerb appeal with its corner position, raised well stocked planted borders and a central path leads to the front door. To the side of the property is a generous hard standing driveway providing off road parking for three cars and access to the single garage with an electric door, excellent storage, power and light.

The rear garden has been professionally landscaped with low maintenance and entertaining in mind with a fantastic, decked section ideal for seating, an astro turf section and host of well stocked planted borders retained by timber sleepers.

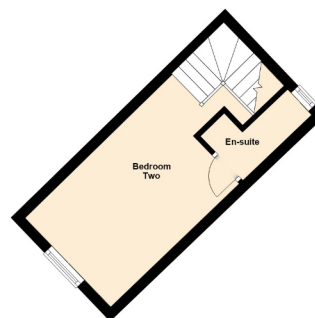
Ground Floor



First Floor



Second Floor



Kitchen/Dining Room
5.28m x 2.21m (17'4" x 7'3") max

Utility Room
1.5m x 1.96m (4'11" x 6'5")

Living Room
4.5m x 3.15m (14'9" x 10'4")

Main Bedroom
3.02m x 2.39m (9'11" x 7'10") max

Ensuite
1.02m x 2.39m (3'4" x 7'10") max

Bedroom Three
2.51m x 2.9m (8'3" x 9'6")

Bedroom Four
3.61m x 2.54m (11'10" x 8'4") max

Bathroom
1.19m x 1.88m (3'11" x 6'2") max

Bedroom Two
3.51m x 2.41m (11'6" x 7'11")

Ensuite - 1.63m x 1.42m (5'4" x 4'8")

*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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