



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ryelands Close, Market Harborough, LE16 7XE

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“Location and Design Combine...”

... to form this fantastic three-bedroom detached family home, perfectly positioned within a sought-after residential location, close to the local school and train station, featuring a well presented interior throughout, a delightful rear garden and an integral garage!

Conveniently located within walking distance to Meadowdale primary school, the train station with excellent commuter rail links and the town centre with a variety of independent local shops and restaurants.

Entrance is gained through a composite front door into the hallway, leading through to the living room.

Beautifully appointed open plan living/dining room boasting window to the front and sliding patio doors to the rear. This spacious room offers a neutral decor with an electric fire and space for a dining table and chairs.

Naturally light conservatory with an outlook over the garden, featuring tiled flooring and French patio doors lead out.

Modern shaker style kitchen offering a host of fitted eye and base level units, a quartz worksurface and upstand, attractive vinyl flooring and a stainless-steel sink with a mixer tap and draining board. A range of high-quality appliances include an AEG double oven with extractor over, a four-ring gas hob, and integrated dishwasher and space for a tall fridge/freezer.

An inner hallway providing access to the guest WC, garage and stairs rise to the first floor.

Guest WC with a low-level WC and a wash hand basin.

Stairs rise to a naturally light first floor landing with a window, airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Three well-presented bedrooms, in excellent decorative order, with two being double in size and bedrooms one and three featuring fitted wardrobes.

The main bedroom is positioned to the rear elevation, overlooking the garden, and boasts fitted wardrobes and a modern ensuite shower room. The ensuite shower room comprises attractive vinyl flooring, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Family bathroom featuring ceramic wall tiles and a white three-piece suite to include a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Nestled down a private driveway of just three houses, the property boasts a neat and attractive frontage with a hardstanding and gravelled driveway with off road parking for two cars, a paved pathway to the front door and side gate to the rear garden and an integrated garage.

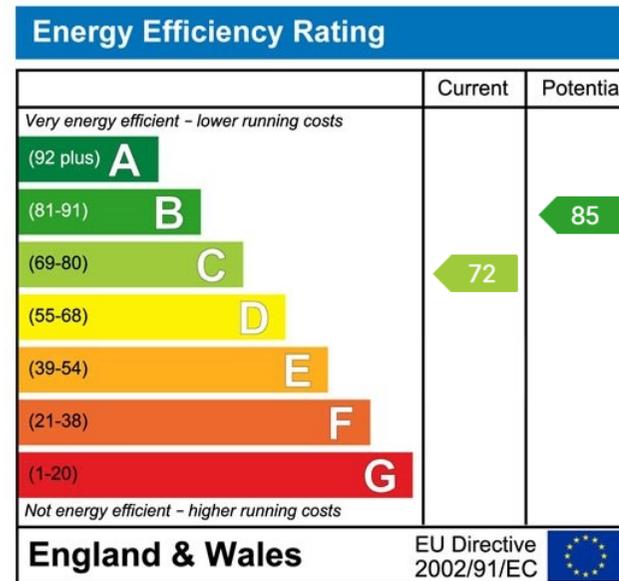
Single garage with a manual up and over door, power, light supply and a side door to the garden.

The rear garden has been beautifully designed featuring a generous paved patio area with steps rising to the remainder of the garden which is laid to lawn with a host of well stocked planted borders, mature plantings and a central paved seating area.





- Living/Dining Room - 7.54m x 3.28m (24'9" x 10'9") max
- Kitchen - 2.62m x 2.51m (8'7" x 8'3")
- Conservatory - 2.77m x 2.57m (9'1" x 8'5")
- Main Bedroom - 3.28m x 3m (10'9" x 9'10")
- En Suite - 1.63m x 1.45m (5'4" x 4'9")
- Bedroom Two - 3.84m x 3.3m (12'7" x 10'10") max
- Bedroom Three - 2.82m x 2.24m (9'3" x 7'4")
- Bathroom - 2.62m x 1.55m (8'7" x 5'1")
- Garage - 4.72m x 2.59m (15'6" x 8'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

