



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Family Fun!"

Situated in a popular and desirable residential location within close walking distance to Meadowdale Academy, this impressive, detached property boasts generous proportions throughout, a high specification kitchen, four bedrooms, a double garage and off-road parking, making this a perfect choice for families!



Long Brimley Close
Market Harborough
LE16 7XJ





Open access leads into the well-proportioned dining room, featuring a bay window to the front elevation with plantation shutters and continued oak flooring. Built-in shelving provides practical storage.

The living room is accessed via a glazed panelled door and features a bay window incorporating double doors opening onto the garden and continued oak flooring.

A downstairs study provides a versatile additional reception space, complete with oak flooring, built-in shelving and a range of eye and base level storage cupboards. A bay window with plantation shutters faces the front elevation.

The ground floor WC comprises a low-level WC and a hand wash basin with mixer tap, finished with continued oak flooring.

The kitchen/dining room is fitted with tiled flooring and bifold doors opening into the conservatory, allowing the two spaces to work together when required. The kitchen centres around a substantial island with square-edged work surfaces and is complemented by an extensive range of eye and base level units. There is a stainless-steel sink with mixer tap and drainer, integrated appliances including a fridge/freezer, Neff integrated microwave, Neff single oven, Neff four-ring induction hob, a Bosch dishwasher and integrated recycling bin.

A utility area provides plumbing for a washing machine and space for a tumble dryer or additional appliances.

The conservatory benefits from continued tiled flooring, heating, power and lighting, French doors lead out onto the rear decking.

First floor landing providing access to bedrooms, bathroom, the attic and the airing cupboard.

Four bedrooms, two of which benefit from having en suite shower rooms.

The spacious main bedroom features a window to the front elevation, ample fitted storage and a fantastic en suite shower room. The en suite shower room comprises benefits from attractive floor to ceiling tiling, a fully enclosed double shower, a wash hand basin, a low-level WC and a chrome heated towel rail.

Bedroom two is double in size with an en-suite shower room comprising a fully enclosed shower with attractive shower boarding, a wash hand basin with vanity unit and a low-level WC.

Bedroom three is also double in size with ample fitted storage.

Bedroom four is currently being used a dressing room and boasts excellent fitted storage.

Main bathroom comprising tiled flooring and walls, a chrome heated towel rail and a four-piece suite to include a tile enclosed bath, double pedestal wash hand basin and a low-level WC.

Detached double garage with two manual up and over doors, power sockets, lighting and a personnel door to the front garden.



Neatly tucked away at the bottom of the cul-de-sac, the entrance to the property retains a desirable private feel, with a driveway to the front of this providing off road parking for three cars and access to the double garage. A gate leads through to the front, south-west facing garden, enclosed by a high-level hedgerow, which is mainly laid to lawn with a paved pathway to the front door, garage side door and a gate to the rest garden.

The generous sized rear garden has been designed with low maintenance in mind, decked and paved with a wealth of mature plantings bordering the garden, offering a good degree of privacy. There is also ample space for an outdoor dining set, a timber shed and an open gravelled space tucked down the left side of the property for additional storage.



*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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