



BANTRY CLOSE

**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Style Meets Space!"

Occupying a sought after corner plot with a south facing rear aspect, this three bedroom detached property boasts the winning combination with its generous proportions and space for families to grow, a single garage and an interior to inspire, after being beautifully modernised throughout!



Bantry Close
Market Harborough
LE16 9HJ





Located on the popular Farndon Fields development, this sought-after residential location enjoys the perfect balance of convenience and green space, positioned within walking distance of the neighbouring countryside, Welland Park, the popular Farndon Fields Farm Shop, Market Harborough town centre and mainline train station with direct rail links to London St Pancras.

Entrance is gained into the welcoming entrance hall featuring attractive Karndean flooring, access to the guest WC and stairs rise to the first floor.

Beautifully appointed living room in excellent decorative order spanning the width of the property and boasting a desirable dual aspect benefitting from natural light.

Stunning, open plan kitchen/dining room with tiled flooring, a host of windows, French doors out to the garden enjoying the south-west facing aspect and ample space for a dining table and chairs. The kitchen boasts a contemporary feel with its range of high gloss eye and base level units, a modernised worktop, an updated sink with draining board, an integrated oven and a five ring burner hob with extractor hood over and an integrated fridge/freezer and dishwasher.

Separate utility room with continued tiled flooring, access to the useful cloakroom cupboard and side access out to the garden. There is an array of additional eye and base level units, a square edge worktop and space and plumbing for a washing machine and tumble dryer.

Impressive guest WC tastefully decorated with half height panelling and wallpaper, tiled flooring and a two piece suite to include a low level WC and a wash hand basin with tiled splashback.

Stairs rise to the first floor landing with a window to the rear elevation, access to the useful double sized airing cupboard and the loft hatch.

Three good sized bedrooms, with the main and second bedroom benefitting from fitted storage.

Impressive main bedroom comprising of an array of fitted wardrobes with feature mirrored panel, decorative moulded panelling offering a wealth of charm and access to an en suite shower room. The en suite offers a heated towel rail and a three piece suite to include a fully tiled double width shower enclosure, a low level WC and a pedestal wash hand basin.

Family bathroom with a heated towel rail and a three piece suite to include a panel enclosed bath with tiled walls and a shower over, a low level WC and a pedestal wash hand basin.

Single Garage ideal for storage or an additional off road parking space with an up and over door, power and lighting.

The attractive double fronted property occupies a desirable corner plot and is surrounded by a neat gravelled border with a central paved path leading to the front door. The hard standing driveway is situated to the rear of the garden and offers tandem, off road parking for two cars and access to the single garage.

The south west facing garden offers a sought after aspect and benefits from being partly enclosed by a brick wall offering a good degree of privacy. The garden features a main lawn with established shrubbery and a paved patio area ideal for seating. There is also a paved path that leads to the rear of the garden where a secure timber gate provides access to the driveway.



Living Room

17' 10" x 10' 6" (5.43m x 3.20m)

Utility

5' 7" x 5' 4" (1.70m x 1.62m)

Kitchen/Dining Room

17' 9" x 10' 2" (5.41m x 3.10m)
max

WC

4' 10" x 3' 10" (1.47m x 1.17m)

Bedroom One

14' 2" x 11' 3" (4.31m x 3.43m)
max

En Suite

5'11" x 5'6" (1.8m x 1.68m)

Bedroom Two

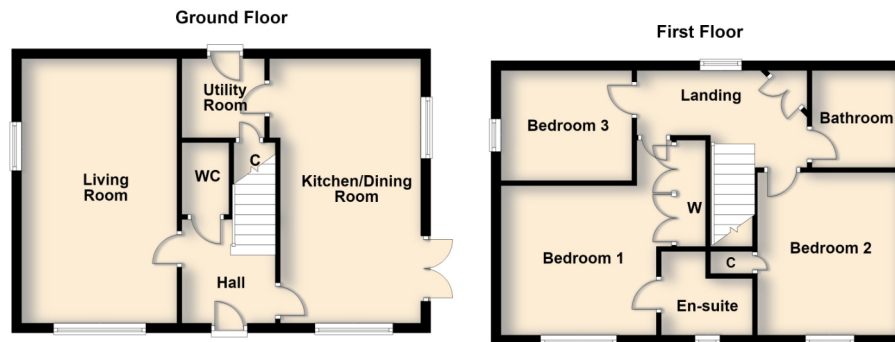
10' 11" x 9' 9" (3.32m x 2.97m)

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.23m)

Bathroom

6' 7" x 5' 10" (2.01m x 1.78m)



*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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