



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Plot, Position and Proportions to Impress..."

Occupying a sought after corner plot, located on the highly desirable North side of Market Harborough, this extended three bedroom semi detached property is sure to impress with its flexible proportions and fantastic position!



Blenheim Way
Market Harborough
LE16 7LQ





Welcoming entrance hall with a fitted floor mat, access to the guest WC and stairs rise to the first floor.

Beautifully appointed living/dining room of an impressive size, approximately 26ft in length and featuring a bay window to the front elevation, flooding the room with natural light. This fantastic space makes the perfect entertaining room with ample space for both living, a dining table and chairs, and benefits from access into the conservatory.

High specification, modernised kitchen featuring laminate flooring, an attractive outlook of the garden and LED ceiling spotlights. The contemporary kitchen comprises a range of shaker style eye and base level units, a square edge worktop with upstand, a stainless-steel sink with draining board, space for a dishwasher, an integrated oven and a four ring induction hob with extractor hood over. The kitchen benefits from a breakfast bar and access to the useful under stairs storage cupboard.

Separate utility/boot room of an excellent size with continued laminate flooring, a side window and a rear door out the garden. There are a host of shaker style eye and base level units, space for a fridge/freezer, washing machine and tumbler dryer.

Light and airy conservatory overlooking the rear garden currently used as a play room with sliding doors out to the paved patio area.

Additional snug/home office, formerly the garage but converted to form a fantastic conversion creating a flexible layout with a roof lantern and windows to the side and front elevation.



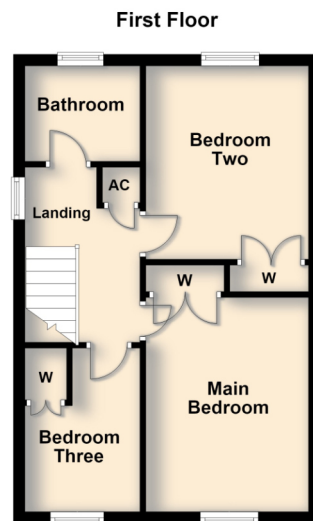
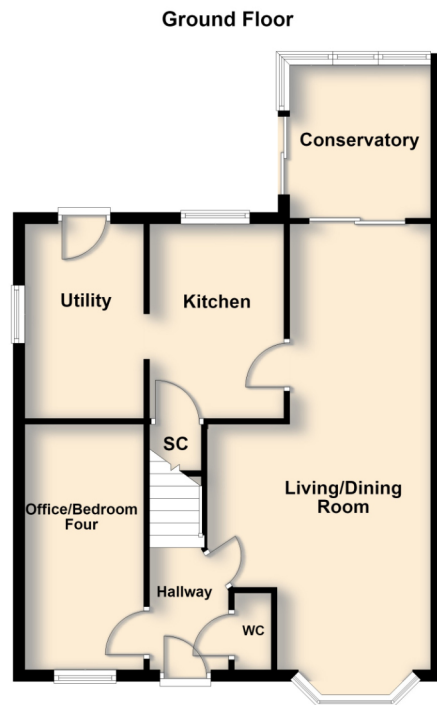
Stairs rise to the well-proportioned, first floor landing with a window to the side elevation, access to the airing cupboard and three bedrooms.

Family bathroom updated 2019 offering a tasteful finish with a chrome heated towel rail and a three-piece suite. The three-piece suite includes a panel enclosed bath with shower over and screen, a vanity enclosed wash hand basin and a low-level WC.

Three well-presented bedrooms, all boasting fitted wardrobe cupboard, with the main and second bedroom benefitting from being double in size.



Situated within a desirable cul de sac, the property sits on a corner plot with a generous block paved driveway providing off road parking for two cars and side access to the garden. There are two lawn borders and beautifully kept plantings to the front offering an established plot and setting. Occupying a generous, wrap around plot, the rear garden is larger than you would expect with a extensive side aspect and an excellent degree of privacy. The garden features a paved patio area perfect for seating and a main lawn with established planted borders and trees. To the side of the property is a further lawn with a paved path, further trees and planted borders. Please note the children's play house is not included, however, the garden benefits from access to two timber sheds, which will be staying with the property.



Living/Dining Room - 2.64m x 7.92m (8'8" x 26'0") max

Kitchen - 2.31m x 3.25m (7'7" x 10'8")

Utility Room - 2.06m x 3.35m (6'9" x 11'0")

Office/Bedroom Four - 2.06m x 4.24m (6'9" x 13'11")

Conservatory - 2.64m x 2.64m (8'8" x 8'8")

Main Bedroom - 2.82m x 3.71m (9'3" x 12'2")

Bedroom Two - 2.82m x 3.45m (9'3" x 11'4")

Bedroom Three - 1.98m x 3m (6'6" x 9'10") max

Bathroom - 1.96m x 1.65m (6'5" x 5'5")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

