

**HENDERSON
CONNELLAN**

ESTATE AGENTS



**“An Outlook, Finish and
Position to Impress”**



37 Farndale View
Market Harborough
LE16 9FA



“An Outlook, Finish and Position to Impress!”

Finished to an exceptionally high standard with a wealth of high quality fixtures and fittings, a fantastic kitchen/dining/family Room extension and rear balcony, this executive five bedroom detached family home offers quality at its finest, located on a corner plot with views to the front and rear elevations.





Property Highlights

- Highly sought after residential location situated on a select 'David Wilson' development built in 2000 within a stone's throw of the countryside providing excellent walks, close walking distance of the town centre, train station and local amenities.
- Inviting Entrance Hall with stunning English Limestone flooring, a fitted floor mat, access to the Guest WC and stairs rise to the First Floor.
- Well-proportioned Living Room with double doors leading from the Entrance Hall offering a delightful view of the neighbouring green, solid oak flooring and a freestanding contemporary log burner with a stone splash back and hearth.
- Formal Dining Room offering a flexible layout with the potential to be used as a 'Snug', Play Room or Study, benefitting from French doors leading out to the garden.
- Extended, open plan Kitchen/Dining/Family Room boasting an excellent entertaining space with a host of high quality fixtures and fittings, porcelain tiled flooring and a stunning central pillar coated in porcelain, book matched to give an exact mirror image and continuation. The amazing space offers ample space for a dining table, a sofa area and benefits from LED spotlights, bi fold doors and a single door with side light window out to the garden.

Property Highlights



- High quality Kitchen with a feature wall of contemporary units to include two lit larder units, recessed glass shelving with porcelain worktops and sliding doors to hide all small kitchen appliances, two integrated ovens, one being steam and the other fan, a warming plate and an integrated fridge/freezer. There is a generous central island with a host of satin finish storage base units and drawers, a gorgeous porcelain worktop with continued book matched, mirror image sides, a 'Barazza' stainless steel double bowl sink with water filter tap, a 'Neff' induction hob, a 'Falmec' extractor hood and an integrated 'Bosch' dishwasher.
- Separate Utility Room with tiled flooring, a side door, access to a useful storage cupboard and internal access into the double Garage. There are a host of additional units, a worktop, a stainless steel sink and space for a washing machine and tumble dryer.
- Guest WC featuring floor to dado height large marble cladding, a chrome heated towel rail and a modern two piece suite to include a vanity enclosed wash hand basin and a low level WC.
- Generously sized First floor Landing featuring an attractive balustrade, access to the double sized airing cupboard with updated hot water tank and access to the generous loft hatch.
- Five executive double bedrooms all benefitting from fantastic proportions, four of which benefit from fitted wardrobes.



Property Highlights

- Beautifully appointed Master Bedroom with an open outlook of the neighbouring green, elevated countryside views, a host of mirrored fitted wardrobes and an En Suite. The high specification En Suite is finished with floor to dado height large porcelain cladding, a contemporary towel rail and a four piece suite to include a double width 'Aqualisa' shower with rainfall shower head, a 'Utopia' vanity enclosed wash hand basin, a low level WC and a Bidet.
- Fourth Bedroom currently used as a fantastic office with engineered oak flooring, bespoke fitted cabinetry with a solid marble top and French doors lead out to the balcony. The Balcony boasts an ideal sun terrace with glass and privacy glass surround, a paved area ideal for a table and chairs and far reaching countryside views enjoying the west facing aspect.
- Truly impressive Family Bathroom with floor to ceiling large marble patterned porcelain cladding boasting gold veins, a chrome heated towel rail and a four piece suite. The luxury four piece suite incorporates a marble sheet enclosed bath with central taps and a hand held shower, a corner enclosed shower cubicle, a vanity enclosed wash hand basin with led lit vanity mirror and a low level WC.
- Double Garage with two electric doors, power light and boasting additional space for off road parking or fantastic storage.





Outside

Occupying a sought after corner position with views to the front and rear elevations, the property boasts a desirable plot set back from the road within an enclave. Overlooking the neighbouring green, the property features a lawn frontage with a host of established shrubbery, a hard standing driveway providing side by side parking for two cars and an electric charging point. There is access to the double Garage via the two electric doors, a paved path leading to the front door with porch and the composite front door.

The west facing garden boasts a desirable position with the countryside flowing from the rear boundary and enclosed partly with a brick wall, an established hedgerow and fencing offering a good degree of privacy. The garden has been professionally landscaped with a natural stone paved area ideal for entertaining and there is a retaining natural stone wall with lighting and steps and a stone ramp rise up to the main lawn. The central main lawn is surrounded by a host of well stocked planted borders and mature trees and there is access to a small allotment area with raised bed enclosed by a low level picket fence, timber shed and pizza oven. There is also side access to the front of the property.



Measurements

Living Room

17' 3" x 11' 10" (5.25m x 3.60m)

Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

Kitchen/Dining/Family Room

22' 11" x 17' 4" (6.98m x 5.28m)

Utility Room

10' 8" x 5' 4" (3.25m x 1.62m) max

WC

7' 9" x 3' 0" (2.36m x 0.91m)

Master Bedroom

15' 1" x 14' 3" (4.59m x 4.34m)

En Suite

8' 3" x 6' 3" (2.51m x 1.90m)

Bedroom Two

13' 3" x 11' 10" (4.04m x 3.60m)

Bedroom Three

12' 6" x 11' 10" (3.81m x 3.60m)

Bedroom Four

10' 7" x 10' 4" (3.22m x 3.15m) max

Bedroom Five

10' 3" x 9' 9" (3.12m x 2.97m) max

Bathroom

9' 10" x 5' 9" (2.99m x 1.75m)

Garage

17' 4" x 16' 4" (5.28m x 4.97m) max



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

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART



Property Search

Sales Rentals

Street/Postcode:

Bedrooms: Any # Bedrooms:

Location: Any Property Type: Price: No Min: No Max: