



Measurements

<b>Living Room</b>	17' 2" x 16' 2" (5.23m x 4.92m) max
<b>Dining Room</b>	10' 6" x 10' 0" (3.20m x 3.05m)
<b>Kitchen/Breakfast Room</b>	18' 8" x 12' 7" (5.69m x 3.83m) max
<b>Utility</b>	5' 7" x 5' 5" (1.70m x 1.65m)
<b>Main Bedroom</b>	14' 7" x 12' 5" (4.44m x 3.78m) max
<b>En Suite</b>	11' 6" x 4' 2" (3.50m x 1.27m) max
<b>Bedroom Two</b>	12' 7" x 11' 6" (3.83m x 3.50m)
<b>En Suite</b>	6' 6" x 6' 1" (1.98m x 1.85m) max
<b>Bedroom Three</b>	11' 1" x 8' 10" (3.38m x 2.69m)
<b>Bedroom Four</b>	10' 9" x 8' 9" (3.27m x 2.66m)
<b>Bedroom Five</b>	12' 3" x 7' 0" (3.73m x 2.13m) max
<b>Bathroom</b>	9' 3" x 6' 3" (2.82m x 1.90m) max



63 High Street,  
Market Harborough,  
Leicestershire,  
LE16 7AF  
01858 410400

marketharboroughsales@hendersonconnellan.co.uk



“The Proportions and Design  
Combine...”



## “The Proportions and Design Combine...”

...to form this impressive and executive family home, situated in a popular residential location within walking distance to the canal boasting generous proportions throughout, a high standard of finish, five double bedrooms and a double garage!

### Property Highlights

- Conveniently located within walking distance to the canal and Union Wharf businesses, local schools and the town centre. The A6 is easily accessed with links to the M1.
- Entrance through the solid timber front door leading into the inviting and spacious entrance hall with stairs flowing up to the first floor landing.
- Double doors open through from the entrance hall into a spacious dining room with a front aspect window injecting natural light. The room offers the flexibility to be utilised as a study, playroom or second reception room.
- Guest WC comprising attractive vinyl flooring and a white two piece Roca suite to include a low level WC and a pedestal wash hand basin.
- Deceptively spacious living room in excellent decorative order with French doors opening out to the west facing patio.
- Stunning kitchen/breakfast room comprising attractive vinyl flooring, a host of eye and base level shaker style fitted units, Quartz work surfaces, an inset stainless steel sink, an integrated electric double oven, a five ring gas hob, an integrated fridge/freezer and an integrated dishwasher. French doors open out to the rear patio and a useful cupboard provides additional storage.
- Separate utility room comprising continued vinyl flooring, base level units, quartz work surfaces, an inset stainless steel sink, an integrated washing machine and a door out to the side of the property.
- First floor landing with access to the attic via a hatch.
- Exceptional main bedroom with double windows to the front elevation injecting natural light and a stunning en suite shower room. The en suite comprises attractive vinyl flooring, a chrome heated towel rail, a low level WC, a pedestal wash hand basin and a double-width shower with a fitted shower over.
- Impressive second bedroom also boasting double windows to the front elevation and an en suite shower room comprising a white three piece suite.
- Three further bedrooms, two of which are double in size with the fifth bedroom currently utilised as a dressing room with fitted wardrobes. Should a buyer wish then the wardrobes could be removed to create another double bedroom.
- Family bathroom in excellent decorative order comprising attractive vinyl flooring, a chrome heated towel rail and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.
- Once the development has been finished, a service charge will be applicable of £232.87pa.



### Outside

Set back from the road, the property features a well maintained frontage with a main lawn, retained by low level boxed hedges and a paved path with gravelled border leads to the front door and side access. A hard standing driveway is situated to the front elevation providing off road parking for a minimum of two cars and there is access into the double garage via the two up and over manual doors. The delightful west facing garden has been well kept and boasts a fantastic family garden. The majority is laid to lawn with a paved patio area ideal for seating.