



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Barnard Gardens, Market Harborough

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## "Plot and Proportions Combine..."

...to form this fantastic four bedroom detached family home with an extensive rear garden, an enviable cul de sac position and generous proportions throughout.

Sought after residential location within close proximity of the neighbouring countryside and leisure centre, walking distance of the town centre, popular Farndon Fields Farm shop and local amenities.

Inviting entrance hall benefitting from a front porch extension offering a generous hallway with attractive laminate flooring, a host of glazed windows and space for coats and shoes. There is also access to the guest WC, under stairs storage and stairs rise to the first floor.

Well-proportioned living/dining room offering a dual aspect with a neutral decor, a generous window to the front and French doors provide access into the conservatory.

Light and airy conservatory of a generous size boasting a flexible layout, with space for a dining table and chairs or second reception room.

Well-presented kitchen with tiled flooring, access to the utility/boot room and featuring dual aspect with a serving hatch into the living/dining area. The kitchen comprises a host of eye and base level units with a roll top work surface, a stainless steel one and half bowl sink with draining board, an integrated, double oven, a four ring hob and space for a fridge/freezer.

Extended utility/boot room offering a fantastic, useful space with an additional stainless steel sink, storage and space for a fridge/freezer, washing machine and tumble dryer.

First floor landing with access to the loft hatch benefitting from a pull-down ladder offering access into the part boarded attic, housing the modern combi boiler.

Four good sized bedrooms, two of which are double in size and three with fitted wardrobes.

The main and second bedrooms are situated to the front elevation with a host of Fitted storage and a delightful south-east facing aspect to the front with views of the countryside field views beyond.

Family bathroom with full height wall tiling, chrome heated towel rail and a three-piece suite to include a panel enclosed bath with a shower over, a vanity enclosed wash hand basin and a low level WC.

Integral single garage with power and light, offering excellent storage.

Nestled within an enviable cul de sac, the property is neatly set back from the road with a block paved driveway providing off road parking for two cars, access to the single garage and the front porch.

The rear garden is of a generous size comprising a variety of sections offering a true gardeners paradise and a wealth of colour. The garden boasts an extensive paved patio area ideal for seating and entertaining with an attractive timber pergola and a main lawn. There are two well stocked planted borders retained by timber sleepers with established shrubbery, mature trees and plantings. To the rear of the garden is a further seating area, a concrete structured built shed perfect for storage and there are two covered lean to areas situated down either side of the property.





- Living Room - 6.17m x 3.63m (20'3" x 11'11") max
- Kitchen - 4.65m x 2.39m (15'3" x 7'10")
- Conservatory - 4.93m x 3.33m (16'2" x 10'11")
- Utility/Boot Room - 4.44m x 1.83m (14'7" x 6'0")
- WC - 2.13m x 0.89m (7'0" x 2'11")
- Main Bedroom - 3.66m x 3.48m (12'0" x 11'5")
- Bedroom Two - 3.51m x 3.2m (11'6" x 10'6")
- Bedroom Three - 2.57m x 2.31m (8'5" x 7'7")
- Bedroom Four - 2.44m x 2.34m (8'0" x 7'8")
- Bathroom - 2.29m x 1.63m (7'6" x 5'4")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

