



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

11 Sycamore Road,

3 2 1



## "Room To Grow"

Neatly tucked away into the exclusive Burnmill Grange development, this fantastic three-story semi-detached property, built in 2022 by David Wilson Homes, is in excellent decorative order throughout and offers room to grow with its generous proportions, three double bedrooms and a west facing garden.

Popular residential location within walking distance of the town centre, the train station, Great Bowden and local amenities. Robert Smyth Academy, Ridgeway Academy and Great Bowden Primary school are all within walking distance, offering a range of excellent schools.

Entrance is gained through a composite front door into a welcoming entrance hall with access to a guest WC and a door into the living room.

Beautifully appointed living room boasting a neutral décor with a bay window to the front elevation, filling the room with an abundance of natural light and an under stairs storage cupboard.

An inner hallway provides access to the kitchen/dining room and stairs rise to the first floor.

The well-presented kitchen/dining room boasts Amtico flooring, space for a dining table and chairs and French doors lead out to the west facing garden. The kitchen comprises a host of shaker style eye and base level units, a roll top marble effect work-surface with a matching upstand, and stainless-steel sink with a mixer tap and draining board. A range of high-quality Zanussi integrated appliances include a single oven, a four-ring gas hob, a fridge/freezer, a dishwasher and a washer/dryer.

Guest WC comprising Amtico flooring, ceramic wall tiles, a pedestal wash hand basin and a low-level WC.

First floor landing with access to the airing cupboard, two out of the three bedrooms, a bathroom and a door leads through to stairs rising to the second floor.

Bedrooms two and three are in excellent decorative order and benefit from being double in size with fitted wardrobes.

Modern family bathroom boasting tiled effect flooring, a chrome heated towel rail, ceramic wall tiles and a white three-piece suite. The three-piece suite incorporates a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

The impressive main bedroom is positioned to the second floor and boasts a dual aspect flooding the room with an abundance of natural light. The room benefits from a window the front elevation with countryside views in the distance, two Velux windows, ample space for a king size bed, fitted wardrobes and an ensuite shower room.

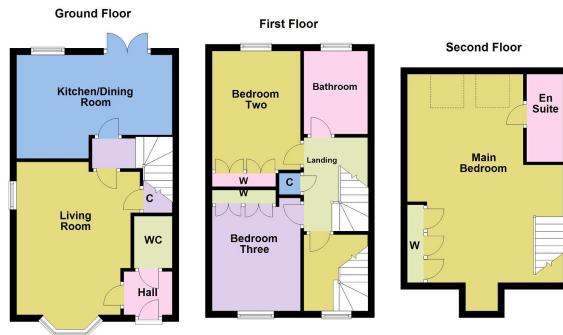
Luxury ensuite shower room comprising attractive tiled effect flooring, a heated towel rail, ceramic wall tiles and a white three-piece suite to include a double width shower cubicle, a pedestal wash hand basin and a low level WC.

The property boasts a neat and attractive frontage with off road parking for two vehicles, planted borders, a side gate to the rear garden and a paved pathway leads to the front door.

The west facing rear garden features a paved patio area ideal for outdoor entertaining, a lawn, a gravel area ideal for outdoor storage and a side gate to the front elevation.

There is a service fee for the maintenance of the communal areas on the development, at a charge of £175 per annum.





- Living Room - 4.55m x 3.66m (14'11" x 12'0") max
- Kitchen/Dining Room - 4.67m x 3.15m (15'4" x 10'4") max
- Main Bedroom - 6.58m x 4.7m (21'7" x 15'5") max
- En Suite - 2.72m x 1.17m (8'11" x 3'10")
- Bedroom Two - 3.53m x 2.64m (11'7" x 8'8")
- Bedroom Three - 3.28m x 2.64m (10'9" x 8'8")
- Bathroom - 2.46m x 1.96m (8'1" x 6'5")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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