



“A Firm Favourite!”



39 Adcock Road
Market Harborough
LE16 8GN



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Built in 2016 by the renowned Redrow Homes as part of their acclaimed Heritage Collection, this fantastic four-bedroom detached residence is the popular Sunningdale design and has been extended by the current owners to create a wonderful family home boasting generous proportions, a high standard of finish throughout, two en suite shower rooms, a double garage and a southwest facing garden making this property a firm favourite!





Property Highlights

Situated in a popular residential location, the property is within walking distance to the train station, town centre, local amenities, schools and offers easy driving links to the A6 and A14.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with high quality Amtico flooring, stairs rising to the first floor and a door into the double garage.

Impressive and neutrally decorated living room with a large window to the front elevation injecting an abundance of natural light.

Stunning open plan kitchen/dining room boasting porcelain tiled flooring, ample space for a dining table and chairs, sliding doors out to the southwest facing rear garden and access into the utility room.

The kitchen comprises a host of eye and base level cream high gloss units, square edged work surfaces, a stainless-steel double bowl sink, a Smeg integrated electric oven, a Smeg five ring gas hob with chimney style extractor over, a Russell Hobbs integrated microwave, two integrated fridges and freezers, and an integrated dishwasher.



Property Highlights

Separate utility room with continued porcelain tiled flooring, matching high gloss units from the kitchen, square edged work surfaces, a stainless-steel sink, space for two appliances and a door leads out to the rear garden.

Extended ground floor study of a good size with a door through to the art studio/garden room and offering the potential to be used as a playroom or music room.

Art studio/garden room boasting French doors out to the beautiful rear garden and a lantern skylight injecting an abundance of natural light.

Guest WC comprising porcelain tiled flooring, a low level WC and a wall-mounted hand wash basin.

First floor landing with access to the airing cupboard and a front aspect window offering a glimpse of the countryside beyond.

Well-appointed main bedroom of a good size boasting a host of fitted wardrobes and a stunning en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail and a three-piece suite to include a low-level WC, a wash hand basin and a walk-in shower with rainwater style shower over.



Property Highlights

The second bedroom also benefits from being double in size with fitted wardrobes and an en suite shower room comprising Amtico flooring, a low-level WC, a wash hand basin and a shower enclosure with fitted shower over.

Two further bedrooms, both of which are double in size with the fourth currently used as an office.

Well-appointed family bathroom comprising Amtico flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a wash hand basin and a panel enclosed bath with fitted shower over.

Double garage with an internal door from the entrance hall, an electric door to the front and benefitting from power and light.





Outside

The attractive frontage typical of the Redrow Heritage Collection features a block paved driveway leading to the double garage providing off road parking for four cars and a lawn area with a centrepiece tree sits at the front of the living room window. The south west facing rear garden is a real sun trap and has been beautifully maintained to feature a paved patio area leading from the rear doors offering the perfect place to sit in the sun and entertain, a planted border providing shrubbery and colourful annuals, a hard standing patio providing a space for storage sheds to the rear and a secure timber gate leads to the front of the property.

Measurements

Living Room

5.13m x 3.61m (16'10" x 11'10")

Kitchen/Dining Room

6.02m x 4.24m (19'9" x 13'11")

Utility Room

2.64m x 1.78m (8'8" x 5'10")

Study

3.05m x 2.67m (10'0" x 8'9")

Main Bedroom

4.37m x 3.61m (14'4" x 11'10")

Main En Suite

2.51m x 2.01m (8'3" x 6'7")

Bedroom Two

4.7m x 2.87m (15'5" x 9'5")

En Suite Two

2.03m x 1.98m (6'8" x 6'6")

Bedroom Three

3.56m x 2.74m (11'8" x 9'0")

Bedroom Four

3.3m x 2.92m (10'10" x 9'7")

Bathroom

2.59m x 1.91m (8'6" x 6'3")

Double Garage

5.46m x 5.05m (17'11" x 16'7")



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