



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hagley Close, Market Harborough LE16 8EJ

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“Family Fortunes”

Situated in a popular and established residential close to the train station and boasting generous proportions throughout, four double bedrooms, a spacious rear garden and the added benefit of a detached double garage!

Conveniently located within walking distance to Meadowdale Primary School, the town centre and the train station with links to London St Pancras within an hour.

Entrance through the uPVC front door leading into the inviting entrance hall with access to the guest WC and stairs flowing up to the first floor.

Naturally light and spacious living room with a large bay window to the front elevation injecting natural light, a feature gas fireplace offering a focal point to the room, and double doors open through to the dining room.

Formal dining room featuring sliding patio doors out to the rear garden, a door through to the kitchen and ample space for a large dining table and chairs.

Kitchen comprising timber effect vinyl flooring, a host of eye and base level fitted units, roll top work surfaces, a composite white one and a half bowl sink, an integrated Hotpoint electric double oven, a four-ring gas hob, space for a dishwasher, and an opening through to the utility room.

Separate utility room comprising continued vinyl flooring, a wall-mounted Worcester Bosch boiler, space for a washing machine, tumble dryer and fridge/freezer, a useful pantry cupboard and a door out to the rear garden.

Ground floor study with a window to the front elevation, perfect for those working from home or offering the flexibility to be utilised as a playroom or music room.

Modern guest WC with timber effect tiled flooring, a vanity enclosed wash hand basin and a low-level WC.

First floor landing with access to the attic via a hatch.

Spacious main bedroom with a window to the front elevation injecting natural light, a wall of fitted wardrobes and an en suite shower room. The en suite comprises vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a shower enclosure with a fitted shower over.

Three further bedrooms, all of which benefit from being double in size with fitted wardrobes.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a handheld shower wand.

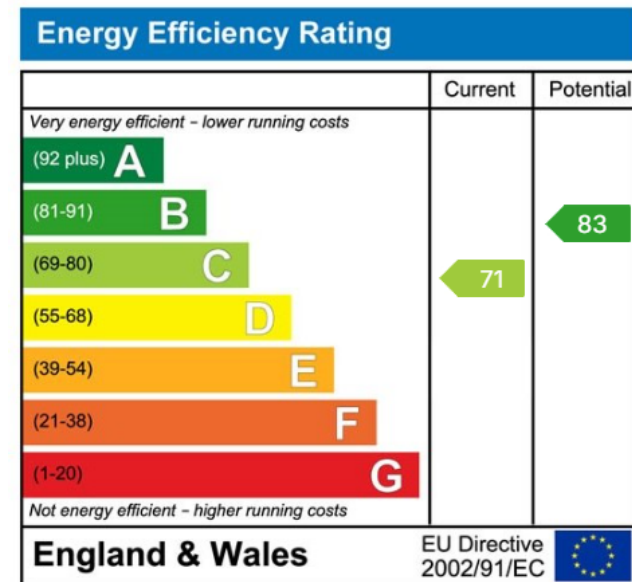
Detached double garage with two manual up and over doors, and benefitting from power and light.

The property features a neat and attractive frontage, neatly tucked away at the top of the curl de sac. A driveway flows down to provide off road parking for three cars, with a further two in the garage should a buyer require. Two lawn areas sit either side of a block paved patio flowing up to the front door and a timber side gate provides access to the rear garden. The rear garden is larger than you might expect and features a paved patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. Planted borders to the left- and right-hand side sit beside a well-maintained lawn area, with a decorative railway sleeper border to the rear with two mature trees. A raised decking area has been built at the rear of the garden with a timber pergola, perfectly positioned to capture the best of the days sun.





- Living Room - 5.26m x 3.63m (17'3" x 11'11")
- Dining Room - 3.38m x 2.72m (11'1" x 8'11")
- Kitchen - 3.38m x 3.33m (11'1" x 10'11")max Pantry - 1.55m x 0.84m (5'1" x 2'9")
- Utility Room - 2.16m x 1.55m (7'1" x 5'1")
- Study - 3.23m x 2.59m (10'7" x 8'6")
- Main Bedroom - 4.67m x 3.45m (15'4" x 11'4")max En Suite - 2.69m x 1.22m (8'10" x 4'0")
- Bedroom Two - 4.34m x 2.59m (14'3" x 8'6")
- Bedroom Three - 3.25m x 2.97m (10'8" x 9'9")max
- Bedroom Four - 3.48m x 3.23m (11'5" x 10'7")max
- Bathroom - 2.13m x 2.11m (7'0" x 6'11")



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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