



**HENDERSON
CONNELLAN**
ESTATE AGENTS

15 Kildare Close

3 2 1



'An Interior and Garden To Impress'

Occupying a desirable south-west facing garden, a modern open plan layout and a single garage, this fantastic detached three-bedroom home is sure to impress!

Built in 2017 by the reputable builder 'Avant Homes', the property is situated on the ever-popular Farndon Fields development and is within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

Entrance is gained through a composite front door into a welcoming entrance featuring attractive ceramic tiled flooring, access to a guest WC and a door into the main living accommodation.

Generous sized guest WC/cloakroom comprising continued ceramic tiles flooring, high-quality, porcelain wall tiling, LED ceiling spotlights, and a Grohe suite wall hung wash hand basin and low-level WC.

Fantastic open plan kitchen/dining/living room boasting a dual aspect flooding the room with an abundance of natural light, with ceramic tiled flooring throughout, a utility cupboard and stairs rising to the first floor.

The kitchen area offers ample space for a large dining table and chairs and comprises a host of two-tone eye and base level units, a square edge work-surface with a matching up-stand, a one and a half bowl sink with a mixer tap and draining board, and a range of integrated appliances to include a double oven, a four ring gas hob, a fridge freezer and a dishwasher.

The utility cupboard provides excellent storage and plumbing for a washing machine and tumble dryer.

The living area features generous bi-folding doors providing a delightful outlook and access to the south-west facing garden.

Stairs rise to a galleried landing, with access to the airing cupboard and a loft hatch. The landing is naturally light, benefitting from a window to the side elevation.

Fantastic main bedroom to the rear with a range of fitted units and a modern en-suite shower room.

The en-suite features LED lighting, floor to ceiling porcelain tiling, a storage cupboard and a three-piece suite to include a double width rainfall shower with additional shower wand, a wall hung Sottini vanity wash hand basin with drawer and a low-level WC.

Two further bedrooms, both double in size with bedroom two benefitting from a built-in wardrobe.

Modern bathroom comprising LED ceiling spotlights, a tall chrome heated towel rail, attractive porcelain wall tiles and a high-quality Sottini white three-piece suite to include a tile enclosed bath with a shower screen and a rainwater shower over, a wall hung wash hand basin with a vanity drawer beneath and a low-level WC.

Detached single garage with a manual up and over door, power and lighting.

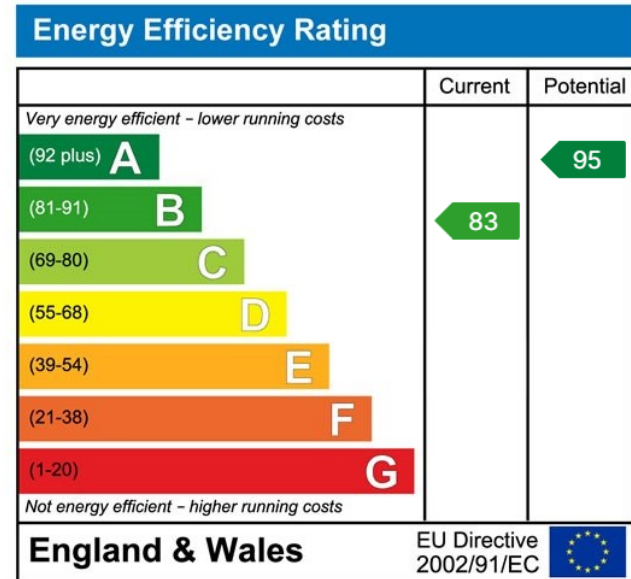
This attractive detached residence is situated on a sought-after cul-de-sac with a part enclosed low maintenance frontage, featuring a paved pathway to the front door, low level box hedge and contemporary slate chipped area with structural plantings. A hard standing driveway for two cars extends to the side of the property, providing access to the detached single garage.

The south-west facing rear garden has been thoughtfully landscaped with a paved patio area, gravelled side area, gravelled pathway, lawn and a separate slate chipped area. To the rear of the garden lies a timber summer house and raised floral planted sleeper borders.





- Entrance Hall - 1.93m x 1.42m (6'4" x 4'8")
- Open Plan Kitchen/Dining/living Room - 8.66m x 5.11m (28'5" x 16'9") max
- WC - 1.93m x 1.5m (6'4" x 4'11")
- Main Bedroom - 4.04m x 2.79m (13'3" x 9'2") max
- En Suite - 2.29m x 1.17m (7'6" x 3'10")
- Bedroom Two - 2.95m x 2.77m (9'8" x 9'1")
- Bedroom Three - 2.77m x 2.21m (9'1" x 7'3")
- Bathroom - 2.16m x 1.96m (7'1" x 6'5")
- Garage - 5.99m x 3.05m (19'8" x 10'0")



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

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.

