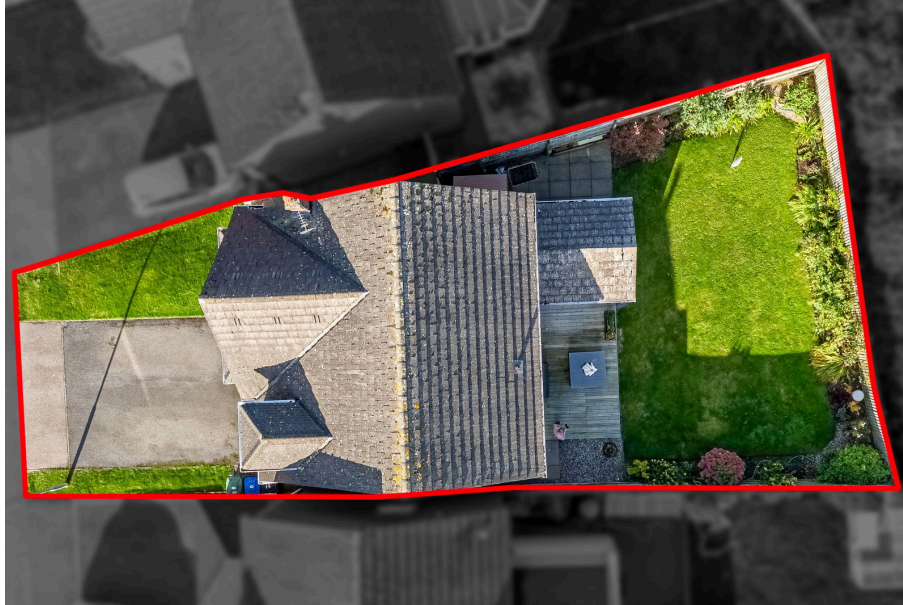




**HENDERSON
CONNELLAN**
ESTATE AGENTS

Roundhill Close, Market Harborough

4 2 3



'Extended Family Living and Modern Interior Combine'

Entrance is gained through a contemporary composite front door into a welcoming entrance hall boasting porcelain tiled flooring, attractive oak-veneered panelled doors, access to two storage cupboards, a guest WC and stairs rise to the first floor.

Beautifully presented living room with a generous bay window injecting natural light, a charming gas fireplace and part glazed double doors lead into the dining/family room.

Extended dining/family room boasting engineered flooring, with space for a large dining table and chairs, a seating area to the bottom with LED spotlights and a delightful view out to the garden with French patio doors leading out.

Modern kitchen featuring attractive porcelain tiled flooring, a host of eye and base level units, a solid oak worksurface, ceramic wall tiles, and Belfast style one and a half bowl sink with a mixer tap and draining board. A range of high-quality AEG appliances include a double oven, a four-ring gas hob, a chimney hood extractor and an integrated dishwasher. A fantastic breakfast bar with a solid oak top provides an additional seating space for up to four stools, and there is access into the utility room and dining/family room.

The utility room comprises porcelain tiled flooring, LED ceiling spotlights, eye and base level units, a roll top worksurface, ceramic wall tiles, space for a fridge/freezer, washing machine and a tumble dryer, a separate pantry area offers an ideal additional storage space and a door to the garden.

Fantastic ground floor study perfect for those working from home, offering the flexibility to be used as an additional reception room, playroom, or downstairs bedroom with the potential to add an ensuite off the utility room (subject to relevant consent).

Updated guest WC with porcelain tiled flooring, ceramic wall tiles, a wash hand basin built within a vanity storage unit and a low-level WC.

Stairs rise to a generous first floor landing with continued oak-veneered panelled doors, an airing cupboard and a loft hatch to a well-insulated attic.

Four well-presented double bedrooms, in excellent decorative order with fitted wardrobes/storage in all rooms.

The beautifully presented main bedroom is positioned to the front elevation and features part-rakes ceilings, fitted wardrobes, an additional storage cupboard with a light and hanging rail and an ensuite shower room. The shower room comprises attractive porcelain floor tiles, ceramic wall tiles, and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

Modern family bathroom benefitting from ceramic floor and wall tiles, a chrome heated towel rail and a white four-piece suite incorporating a tile enclosed shower cubicle, a deep bath, and a wash hand basin and low-level WC built within a vanity storage unit.

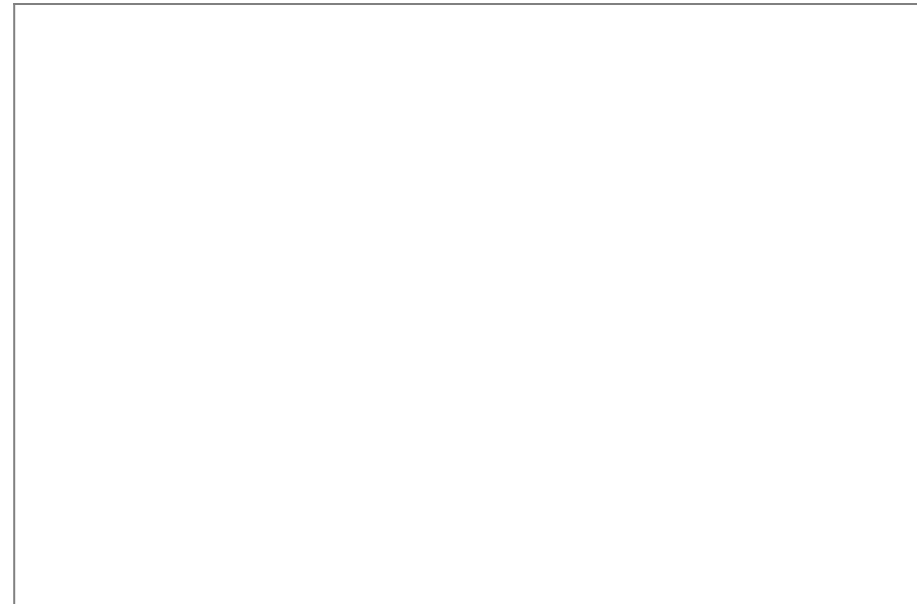
Nestled within the middle of a desirable cul-de-sac, the property is proudly set back with an attractive frontage featuring a well-kept lawn, a covered porch, off road parking for two to three cars and a side gate to the rear garden.

The rear garden has been beautifully designed, ideal for families, with a decked seating area, a generous lawn and a host of well stocked planted borders. An area to the side houses a timber shed for garden storage and a side gate leads to the front of the property.





- Living Room - 4.8m x 3.28m (15'9" x 10'9")
- Dining/Family Room - 6.55m x 2.49m (21'6" x 8'2")
- Kitchen - 3.63m x 2.9m (11'11" x 9'6")
- Utility Room - 3.07m x 1.57m (10'1" x 5'2")
- Study/Playroom - 4.11m x 2.51m (13'6" x 8'3")
- Main Bedroom - 4.47m x 4.14m (14'8" x 13'7")
- En-Suite - 3.02m x 1.32m (9'11" x 4'4")
- Bedroom Two - 4.93m x 2.59m (16'2" x 8'6")
- Bedroom Three - 3.18m x 2.51m (10'5" x 8'3")
- Bedroom Four - 4.11m x 2.49m (13'6" x 8'2")



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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