



**HENDERSON
CONNELLAN**
ESTATE AGENTS

5 Tower Court, Lubenham

4 2 2



“Extended Village Living with an Interior & Garden To Impress”

Welcoming entrance hall with Karndean flooring, space under the stairs, a guest WC and stairs rise to the first floor.

Beautifully presented and well-appointed living room boasting engineered oak flooring, a charming bay window, a bespoke fitted floating media shelf (available under separate negotiation) and a door into the kitchen/dining/family room.

Stunning open plan kitchen/dining/family room offering a fantastic entertaining space with views overlooking the garden, boasting attractive tiled flooring, a utility room and a stable-style door into the boot room.

The modern fitted kitchen comprises LED spotlights, a host of high gloss eye and base level units, a solid oak work-surface, a single bowl sink with a mixer tap and draining board, a range of integrated appliances to include an oven, a separate combination oven, a four-ring electric hob, a dishwasher and space for a large fridge freezer (current one in place available under separate negotiation).

The dining area provides ample space for a large dining table and chairs, and the extended family room boasts underfloor heating, Velux windows injecting natural light and impressive bi-folding doors lead out to the garden.

The boot room features continued tiled flooring, a bespoke fitted storage unit for clothing and shoes, LED lighting and a stable-style door out to the garden.

Utility room with continued tiled flooring, LED ceiling spotlights, base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board and space for a washing machine and a tumble dryer.

Guest WC comprising attractive tiled flooring, a chrome heated towel rail, ceramic wall tiles and a low-level WC and wall hung wash hand basin both built within modern vanity units providing excellent storage.

Four well-presented bedrooms with three benefitting from being double in size.

Fantastic principal bedroom positioned to the front elevation boasting ample fitted wardrobes, space for a super-king size bed and an en-suite shower area.

The en-suite shower area features LED ceiling spotlights, timber effect flooring, ceramic wall tiles, a tile enclosed shower cubicle and a wash hand basin built within a vanity storage unit.

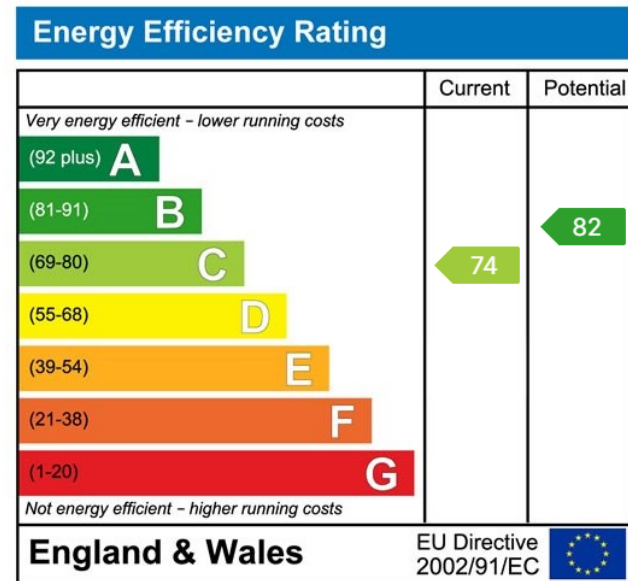
Modern family bathroom comprising LED ceiling spotlights, a chrome heated towel rail, tiled flooring, floor to ceiling wall tiles, fitted cabinets and a white three-piece suite. The three-piece suite incorporates a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

The property boasts a neat and attractive frontage, enclosed by a charming low level red brick wall, with mature plantings, a gravelled driveway providing off road parking for two cars and access to a garage. There is also a side gate to the rear garden, and an additional gate leading to a lean-to storage shed. Fantastic, oversized garage, approximately 32ft long with a manual up and over door, power, lighting and a door to the garden. The landscaped rear garden has been beautifully designed, offering a good degree of privacy, featuring a variety of sections to enjoy throughout the day to include two generous paved patio areas ideal for outdoor entertaining, a well-kept lawn and a host of mature plantings. There is also outdoor power sockets, access to the garage with an additional brick store behind, and a gate to the front elevation.





- Living Room - 5.46m x 3.63m (17'11" x 11'11")
- Kitchen/Dining/Family Room - 7.57m x 7.19m (24'10" x 23'7") max
- Utility - 2.97m x 1.45m (9'9" x 4'9")
- WC - 1.55m x 1.35m (5'1" x 4'5")
- Main Bedroom - 4.57m x 3.15m (15'0" x 10'4") max
- En Suite - 2.31m x 0.76m (7'7" x 2'6")
- Bedroom Two - 3.2m x 2.39m (10'6" x 7'10")
- Bedroom Three - 3.71m x 2.87m (12'2" x 9'5")
- Bedroom Four - 3.4m x 1.93m (11'2" x 6'4")
- Bathroom - 2.9m x 2.36m (9'6" x 7'9") max



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.

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

