



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Barley Way, Market Harborough

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“An Interior and Proportions to Impress!”

Boasting an immaculately presented and tasteful interior, generous proportions with an open plan kitchen/dining room and en suite to the main bedroom, this fantastic three bedroom semi-detached property is sure to impress!

Situated on the popular Ashton Rise development and built in 2020 by the reputable Linden Homes, this fantastic property is conveniently located within walking distance to local schools and the town centre with a variety of independent local shops, restaurants and gyms. The train station is within close proximity offer excellent commuter links into London in under one hour and the A4304 leads off Lubenham Hill with direct driving links to the M1.

Inviting entrance hall of a generous size with timber effect Karndean flooring, access to the guest WC and stairs rise to the first floor with moulded panelling.

Well-proportioned living room situated to the front elevation with a window featuring contemporary slatted blinds and enjoying the south facing aspect flooding the room with natural light. This well-presented room features a sliding door, a feature panelled wall and an attractive decor.

Stunning, open plan kitchen/dining room overlooking the rear garden with ample space for a dining table and chairs, making it a perfect area to entertain. This fantastic space is larger than you would expect with continued Karndean flooring, access to the useful under stairs storage cupboard and a rear door leads out to the garden.

The kitchen comprises a range of high gloss eye and base level units, a roll top work surface with upstand, a one and a half bowl stainless steel sink, an integrated oven and a four-ring gas hob with concealed extractor hood over. There is also an integrated fridge/freezer, dishwasher and washing machine.

Attractive first floor landing with decorative panelling to dado height, access to the useful airing cupboard and loft hatch.

Three good sized bedrooms, two of which are double in size with panelling to the walls offering a wealth of charm and an interior to inspire.

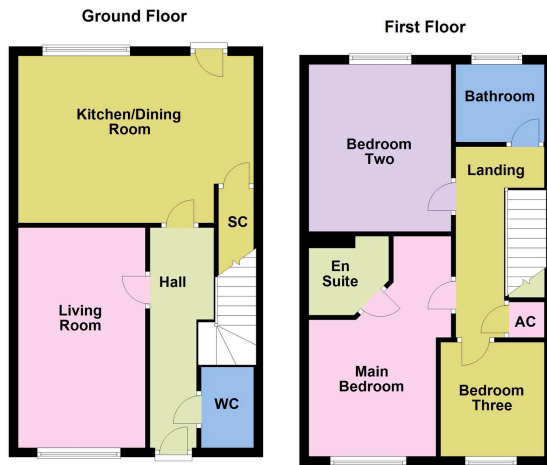
The impressive main bedroom boasts an en suite shower room with Karndean flooring and a three piece suite to include a fully tiled and enclosed shower cubicle; a low level WC and a pedestal wash hand basin.

Family bathroom featuring Karndean flooring, a chrome heated towel rail and a three piece suite to include a panel enclosed bath with full height tiling, a shower over and screen, a pedestals wash hand basin and a low level WC.

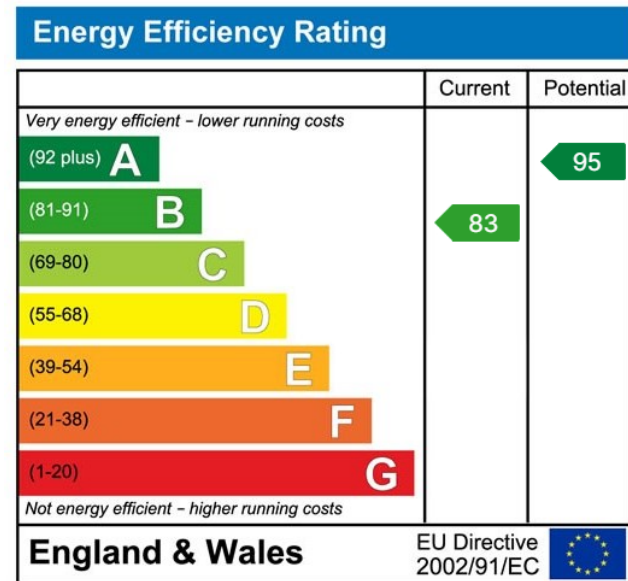
Set back from the road, the property benefits from off road parking for two cars side by side and a paved path leads to the front door.

The rear garden has been recently landscaped comprising a paved patio area ideal for seating and a main lawn with a host of planted borders, mature trees and established shrubbery. There is also access to a timber constructed shed and a secure side access to the front.





- Living Room 15' 7" x 9' 0" (4.75m x 2.74m)
- Kitchen/Dining Room 16' 8" x 11' 0" (5.08m x 3.35m) max
- WC 5' 9" x 3' 3" (1.75m x 0.99m)
- Main Bedroom 15' 7" x 8' 9" (4.75m x 2.66m) max
- En Suite 6' 9" x 4' 8" (2.06m x 1.42m) max
- Bedroom Two 11' 0" x 9' 8" (3.35m x 2.94m)
- Bedroom Three 8' 1" x 7' 7" (2.46m x 2.31m)
- Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)



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.

