



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 38 Manor Road, Medbourne

3 2 2



## "Countryside Awaits!"

Boasting open countryside views to the rear elevation, a modernised interior with a re-fitted kitchen, bathroom and boiler, this charming three bedroom period property, offers the perfect blend of old and new with a host of character features!

Formerly an old hunts kennels, the property has been beautifully converted in the 1990s boasting a wealth of character, generous proportions and a desirable position. Nestled up a country lane, the property is situated in the heart of Medbourne within walking distance of countryside walks, the popular pub, post office and church. The property is also within close driving distance of the thriving town of Market Harborough with access to the train station providing excellent commuter links into London in under 1 hour.

Inviting entrance hall with storm tiled flooring, access to the guest WC and stairs rise to the first floor.

Guest WC with continued stone tiled flooring and a modern two-piece suite to inches a high gloss vanity enclosed hand wash basin and a low level WC.

Stunning kitchen/dining room boasting a fantastic open plan space with continued stone tiling and ample space for a dining table and chairs. The re-fitted kitchen has been tastefully finished comprising a range of shaker style eye and base level units with brass handles, a quartz worktop with upstand and an inset ceramic bowl sink. Three are a host of fitted storage, an integrated fridge/freezer and dishwasher, and a Rangemaster cooker with a five ring gas hob. The kitchen also offers convenient access into a generous pantry/utility cupboard with space and plumbing for a washing machine, shelving and space for coats and shoes storage.

Beautifully appointed living room offering the perfect blend of character with a gorgeous brick exposed chimney breast featuring an open fire, arch windows and solid timber beam. This charming room features a dual aspect with French doors leading out to the rear garden.

First floor landing with exposed timber beams, high quality carpeting, access to the loft hatch and the generous storage cupboard.

Three double bedrooms all in excellent decorative order with continued, immaculate carpets, exposed timber beams and bedrooms two and three both feature large sky light windows with breath taking views of the countryside beyond.

The impressive main bedroom is of a generous size with a dual aspect flooding the room with natural light, uninterrupted countryside field views and two fitted wardrobes at each end of the room.

Luxury bathroom finished to a high standard after being recently modernised with a large skylight window, exposed timber beams retaining a wealth of character and access to the airing cupboard housing the combi boiler fitted 2024. The bathroom incorporates a chrome heated towel rail and a four piece suite to include a panel enclosed bath, a fully tiled shower enclosure, a traditional style 'Roper Rhodes' vanity enclosed wash hand basin and a low level WC.

Integral garage accessed via the up and over front door, a rear personnel door and boasting fantastic storage with power and light.

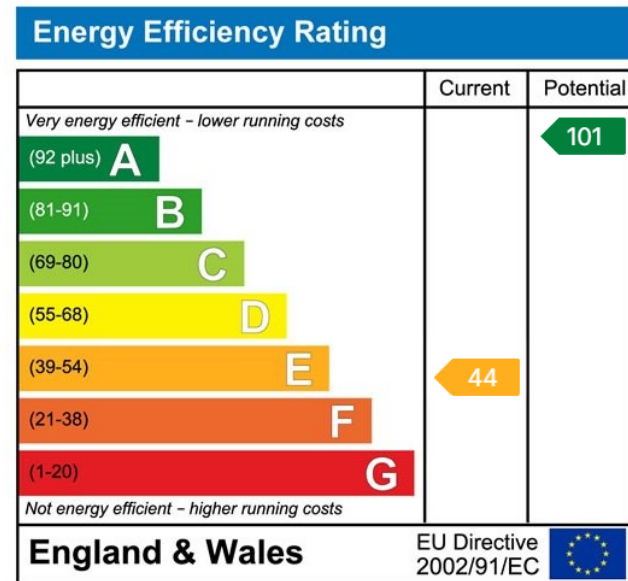
Situated down a country lane, this charming cottage is well positioned with a neat frontage comprising a block paved driveway providing off road parking for three cars and access to the garage.

The rear garden enjoys views of the rolling countryside beyond with a block paved patio area ideal for seating. There is a block paved path that continues from this to the rear of the garden with planted borders





- Living Room - 6.12m x 3.61m (20'1" x 11'10") max
- Kitchen/Dining Room - 6.78m x 2.62m (22'3" x 8'7") max
- WC - 1.32m x 1.19m (4'4" x 3'11")
- Main Bedroom - 6.05m x 2.95m (19'10" x 9'8")
- Bedroom Two - 3.18m x 2.95m (10'5" x 9'8") max
- Bedroom Three - 3.05m x 2.67m (10'0" x 8'9") max
- Bathroom - 2.95m x 2.74m (9'8" x 9'0") max
- Garage - 6.45m x 2.9m (21'2" x 9'6") 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.

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