



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Bradford Street, Market Harborough

4 2 1





Offered for sale with no upward chain, this four-bedroom detached home is an opportunity not to be missed, boasting a generous plot and proportions throughout, a south facing garden, a downstairs study, a single garage and the potential to put your own stamp on!

Conveniently located within walking distance to the leisure centre, local primary and secondary schools, the town centre and the train station with links to London St Pancras within an hour. The A14 is also within close driving distance.

Welcoming entrance hall featuring LVT flooring, a guest WC and stairs rise to the first floor.

Beautifully-appointed living room with a deep bay window to the front elevation with plantation shutters and LVT flooring.

Ground floor study, offering a perfect space for those working from home featuring LVT flooring and plantation shutters to the window.

Fantastic open plan kitchen/dining/family room situated to the rear of the property offering a delightful outlook of the south-facing garden, with French doors leading out, LVT flooring, LED ceiling spotlights, plantation shutters to the window and a separate utility room.

The kitchen comprises a host of high gloss eye and base level units, a beautiful granite work-surface with a matching up stand and inset draining grooves, a one and a half bowl sink with a mixer tap, a double oven, an integrated fridge freezer, a dishwasher and a four ring gas hob.

The dining/family area features ample space for a large dining table and chairs and an under stairs storage cupboard.

The separate utility room comprises continued LVT flooring, LED ceiling spotlights, a square edge work-surface with a matching up-stand, a stainless-steel sink with a mixer tap and draining board, space for a washing machine and a tumble dryer and a door provides external access to the driveway.

Guest WC in excellent decorative order comprising LVT flooring, ceramic tiled splash backs, a pedestal wash hand basin and a low-level WC.

Stairs rise to a naturally light first-floor landing with a window to the side elevation with plantation shutters, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Four well-proportioned bedrooms all boasting plantation shutters to the windows. Three bedrooms benefit from being double in size with the fourth bedroom offering a generous sized single room.

The main bedroom is positioned to the front elevation with space for a king size bed and a modern ensuite shower room. The ensuite shower room comprises tiled flooring, ceramic wall tiles, a chrome heated towel rail and a three-piece suite to include a double width shower cubicle, a pedestal wash hand basin and a low-level WC.

The well-presented bathroom comprises tiled flooring, ceramic wall tiles, a tall chrome heated towel rail and a white three-piece suite incorporating a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Nestled within a residential location and positioned to the bottom of a cul-de-sac, the property offers a neat frontage with planted borders and a paved pathway to the front door. To the side of the property is access to a driveway with off road parking for one car, a single garage, a door to the utility room and a side gate to the rear garden.

The single garage provides an excellent storage space with a manual up and over door, power supply and lighting.

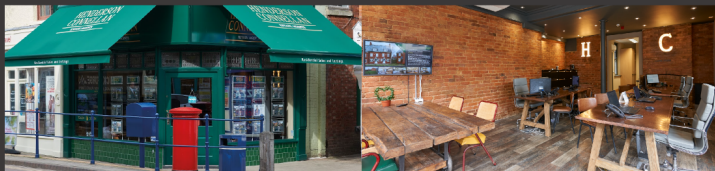




- Living Room - 4.5m x 3.61m (14'9" x 11'10")
- Kitchen / Dining / Family Room - 7.11m x 3.86m (23'4" x 12'8")max
- Utility Room - 2.18m x 1.68m (7'2" x 5'6")
- Study - 2.08m x 2.06m (6'10" x 6'9")
- Main Bedroom - 4.57m x 3.61m (15'0" x 11'10")max
- Bedroom Two - 3.76m x 2.74m (12'4" x 9'0")
- Bedroom Three - 3.25m x 2.74m (10'8" x 9'0")
- Bedroom Four - 3.1m x 2.72m (10'2" x 8'11")max
- Bathroom - 2.69m x 2.03m (8'10" x 6'8")max
- Garage - 5.94m x 3.07m (19'6" x 10'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

