



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3 The Oval, Market Harborough

3 1 2



“A Position, Interior and Plot to Impress!”

This stunning three-bedroom semi-detached property is perfectly positioned to take full advantage of its elevated setting, offering impressive views and boasts a beautiful interior with extensive proportions, a generous garden and garage! Situated in a peaceful yet convenient location, the property provides a perfect balance of town and country living being within walking distance of the town centre, train station and with access to countryside walks. Robert Smyth Academy and Ridgeway Academy are both within very close walking distance making it a perfect option for families.

Beautifully appointed and generously sized living room with a large window featuring stylish plantation shutters offering elevated, south facing views to the front elevation, injecting the natural light into the room whilst retaining privacy and charm. The immaculately presented room has been tastefully finished with laminate flooring, a wonderful decor and a fitted ‘Esse’ log burner.

This spacious, extended kitchen/dining room offers the perfect blend of style and functionality. Featuring sleek porcelain tiled flooring with underfloor heating, three skylight windows flood the space with natural light, and a window overlooks the rear garden creating an airy, welcoming atmosphere. An opening leads seamlessly through to the conservatory with continued porcelain flooring with under floor heating, ideal for both everyday living and entertaining.

The high quality kitchen is equipped with a range of eye and base level units, complemented by a stunning oak worktop, tiled splashbacks and an inset sink with brass tap. Integrated appliances include a dishwasher, fridge, and there is a stunning Rangeaster cooker (available by separate negotiation).

Well proportioned utility room with additional eye and base level units, a roll top worksurface with a stainless steel sink and space for a fridge/freezer, washing machine and tumble dryer. There is also side access out to the driveway/garden and access to the guest WC.

The property boasts three well-proportioned bedrooms, two of which are generously sized doubles. The main bedroom is a standout feature, with beautiful laminate flooring and breathtaking elevated views of the town, church spire and rolling countryside beyond. The second double bedroom offers the added benefit of fitted wardrobes, providing ample storage space and a tidy, streamlined feel.

Modern shower room thoughtfully designed with contemporary finishes featuring stylish tiled splashbacks, a chrome heated towel rail, LVT flooring and a three-piece suite. The three piece suite includes a double oversized shower, a vanity enclosed sink unit and a low level WC.

Single garage boasting generous storage, power and light with a front up and over manual door. There is also access to an adjoining, brick built store separated by a wall behind the garage with a side door providing access from the garden and to the rear of this is a log store with a covered roof aspect.

This well-positioned, elevated property boasts a large gravelled driveway bordered by attractive timber sleepers, offering off-road parking for three cars and a well set back from the road. The driveway leads to steps that rise to the front entrance and there is side access to the garage and garden. Beyond, stunning views extend across the surrounding area, enhancing the appeal of the property and highlighting its fantastic position within the enclave.

The generous, professionally landscaped rear garden is a true outdoor sanctuary featuring thoughtfully designed tiered sections, a good degree of privacy and space. Steps rise gracefully on one side with three main lawn areas offering plenty of space, while a raised decked area at the end of the garden provides a perfect spot for outdoor dining or entertaining. A charming timber pergola adds an elegant touch, creating a beautiful focal point and a shaded retreat to enjoy throughout the seasons. There are a wealth of well-stocked planted borders, two vegetable patch sections framed by timber sleepers, access to the garage, side access to the store and log store.





- Living Room - 6.65m x 3.63m (21'10" x 11'11") max
- Kitchen/Dining Room - 5.05m x 2.92m (16'7" x 9'7")
- WC - 1.32m x 0.74m (4'4" x 2'5")
- Conservatory - 3.94m x 2.79m (12'11" x 9'2")
- Main Bedroom - 3.68m x 3.18m (12'1" x 10'5") max
- Bedroom Two - 2.97m x 2.79m (9'9" x 9'2")
- Bedroom Three - 2.74m x 2.36m (9'0" x 7'9")
- Shower Room - 2.11m x 2.08m (6'11" x 6'10")
- Garage - 5.13m x 2.46m (16'10" x 8'1")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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