



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Tymecrosse Gardens, Market Harborough

4 2 3



“Family Fortunes”

Situated on the ever-popular Tymecrosse Gardens on the north side of town within walking distance to local schools, this impressive, detached residence boasts generous proportions throughout, a modern and stylish kitchen, four bedrooms and a converted garage creating a fantastic family home!

Conveniently located within walking distance to the town centre, local primary and secondary schools, other local amenities and the train station with links to London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with LVT flooring, stairs flowing up to the first-floor landing, an under-stair storage cupboard and access to the guest WC.

The double garage has been converted to a fantastic living room with double windows to the front elevation injecting natural light and ample space for multiple sofas.

Kitchen/breakfast room comprising LVT flooring, a host of eye and base level fitted units, solid work surfaces, a stainless steel one and a half bowl sink, two integrated electric ovens, a five ring gas hob, an integrated AEG dishwasher, space for an American style fridge/freezer, washing machine and tumble dryer, sliding patio doors into the conservatory and a door out to the side of the property.

Formal dining room of a great size with a bay window to the front elevation, a dado rail, double doors through to the snug and a gas fireplace.

Snug/tv room with a bay window to the rear elevation and offering the potential to be utilised as a playroom or music room.

Study with a window to the rear elevation and offering the perfect space for those working from home.

First floor landing with access to the airing cupboard and the part-boarded attic with a drop-down ladder and lighting.

Spacious main bedroom featuring a large window to the front elevation, built-in wardrobes and an en suite shower room. The en suite comprises attractive vinyl flooring, ceramic tiled walls, a low-level WC, a vanity enclosed wash hand basin and a shower enclosure with a fitted shower over.

Three further bedrooms, three of which are double in size with the third bedroom benefitting from built-in wardrobes.

Family bathroom comprising timber effect vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property features a neat and low maintenance frontage comprising a block paved driveway providing off road parking for two cars and a further gravelled space for a further car if required. To the side of the property is a paved path leading to the storeroom at the side of the garage and a timber gate through to the garden. The rear garden has been landscaped to feature a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends and family. Steps lead up to a lawn area retained by railway sleepers and a high-level brick wall adds a touch of privacy. To the rear of the garden is a timber shed ideal for storage.

Living Room - 4.93m x 4.9m (16'2" x 16'1") max

Dining Room - 5.41m x 3.3m (17'9" x 10'10") excluding bay

Snug - 3.3m x 3.18m (10'10" x 10'5") excluding bay

Study - 2.18m x 1.93m (7'2" x 6'4")





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- Study - 2.18m x 1.93m (7'2" x 6'4")
- Conservatory - 3m x 2.95m (9'10" x 9'8")
- Kitchen/Breakfast Room - 5.18m x 3.73m (17'0" x 12'3")
- Main Bedroom - 4.93m x 4.37m (16'2" x 14'4") max
- En Suite - 2.24m x 2.01m (7'4" x 6'7")
- Bedroom Two - 3.15m x 3.05m (10'4" x 10'0")
- Bedroom Three - 3.84m x 2.64m (12'7" x 8'8") max
- Bedroom Four - 3.05m x 2.72m (10'0" x 8'11")
- Bathroom - 2.06m x 2.01m (6'9" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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