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ESTATE AGENTS



“Saddlers Grange”





2 Beeches Close, Sibbertoft, LE16 9UQ

£725,000



"Saddlers Grange"

Nestled within a prestigious cul de sac in the heart of Sibbertoft, this executive four bedroom detached family home boasts extensive accommodation, a generous plot, a detached double garage and a south east facing garden!





Property Highlights

- Built in 1998, this fantastic residence boasts generous proportions, a host of high quality fixtures and fittings to include marble flooring, granite worktops and the property is in excellent decorative order.
- Sought after residential location neatly tucked away in 'Beeches Close' within walking distance of the neighbouring fields, the village pub, a short drive into Naseby with a local village shop and pub, and Market Harborough town centre. The property also benefits from being within the popular catchment for Guilsborough Academy.
- Inviting Entrance Hall with beautiful ceramic tiled flooring, a central staircase rising to the First Floor offering a welcoming and grand entrance with access to two useful storage cupboards.
- Beautifully-appointed Living Room in excellent decorative order with detailed coving, deep skirting boards, stunning marble tiled flooring and an inglenook open fireplace with a brick exposed chimney breast, an oak beam and two feature windows to either side. The Living Room offers a naturally light space with aluminium coated bi-fold doors leading out to the garden enjoying the south east facing aspect.
- Second Sitting Room to the front elevation offering a flexible layout with a feature bay window, an electric fireplace with stone surround and double glass panelled doors lead through into the Kitchen/Breakfast Room.



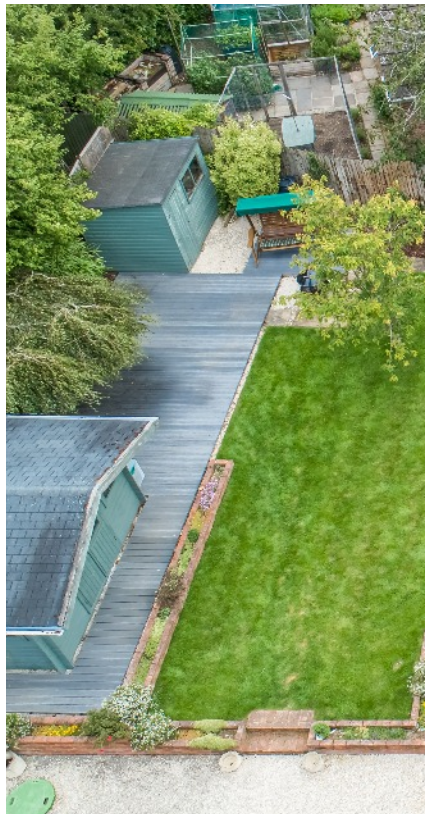
Property Highlights

- High quality Kitchen/Breakfast Room with polished tiled flooring, ample space for a dining table and chairs and a window overlooks the rear garden. The Kitchen comprises a range of shaker style eye and base level units, a granite worktop with upstand and this flows continues into the window sill, tiled splashbacks, an inset one and half bowl sink with draining grooves and a waste disposal unit, a 'Bosch' double oven, a five ring gas hob with extractor hood, an integrated 'Bosch' dishwasher and space for a fridge/freezer.
- Separate Utility Room with continued polished tiled flooring, a range of base level units, a square edge worktop, a stainless steel sink with draining board, space and plumbing for a washing machine, tumble dryer and additional under counter fridge. There is also side access through the side door.
- Formal Dining Room featuring marble tiled flooring and a host of windows overlooking the rear garden.
- Ground Floor Study/Playroom offering a flexible layout with the potential to also be used as a home Office or Music Room.
- Guest WC with a window to the side elevation and a two piece suite to include a low level WC and a glass wash hand basin set on a vanity unit.
- The central staircase wraps around and rises up to the First Floor Landing which is of a generous size and benefits from a window to the front elevation flooding the space with natural light and access to the airing cupboard.



Property Highlights

- Four double bedrooms, all boasting an array of fitted wardrobes and in excellent decorative order.
- The impressive Master Bedroom features LVT flooring, a generous window and an En Suite Bathroom. The En Suite boasts porcelain tiled flooring, tiled walls to dado height, a heated towel rail and a four piece suite to include a panel enclosed bath, a shower enclosure, a low level WC and a pedestal wash hand basin.
- Second Bedroom offering an ideal Guest Room with LVT flooring and an En Suite Shower Room to include a fully tiled and enclosed shower enclosure, a low level WC and a pedestal wash hand basin.
- Family Bathroom with porcelain tiled flooring, tiled walls to dado height, a heated towel rail and a four piece suite to include a panel enclosed bath, a shower enclosure, a low level WC and a pedestal wash hand basin.





Outside

- Double Garage offering fantastic storage, additional off road parking, power, light and access through the two up and over electric doors or rear single door.

Occupying a desirable plot within a cul de sac the property is enclosed by a well-maintained hedgerow with two lawn borders and a central paved path leads to the front door with porch. There are a wealth of well-stocked planted borders, a hard standing driveway providing off road parking for four cars and access to the double garage. The south east facing garden is of a generous size and has been well-maintained with a generous raised main lawn section neatly retained by a low level brick wall. A bark chip borders with a host of mature trees surround the perimeter of the garden offering a good degree of privacy. There is also a gravelled section ideal for seating, and two composite deck sections, one with a timber constructed pergola ideal for entertaining and dining. To the rear of the property is a circular paved area with a timber constructed gazebo and access to a shed. The garden also boasts a well-proportioned Summer House with power ideal for garden storage and currently used a home gym.



Measurements

Entrance Hall

13' 9" x 11' 7" (4.19m x 3.53m)

Living Room

19' 5" x 14' 7" (5.91m x 4.44m)

Kitchen/Breakfast Room

16' 10" x 16' 0" (5.13m x 4.87m)

Utility Room

7' 0" x 6' 7" (2.13m x 2.01m)

Dining Room

11' 0" x 11' 4" (3.35m x 3.45m)

Second Sitting Room

16' 10" x 13' 10" (5.13m x 4.21m)

Study/Play Room

11' 11" x 10' 6" (3.63m x 3.20m)

Guest WC

5' 11" x 4' 5" (1.80m x 1.35m)

Master Bedroom

16' 10" x 14' 7" (5.13m x 4.44m)

En Suite

9' 5" x 6' 11" (2.87m x 2.11m)

Bedroom Two

13' 9" x 12' 0" (4.19m x 3.65m)

En Suite Two

10' 4" x 4' 6" (3.15m x 1.37m)

Bedroom Three

15' 1" x 11' 11" (4.59m x 3.63m)

Bedroom Four

14' 9" x 10' 2" (4.49m x 3.10m)

Bathroom

9' 7" x 7' 8" (2.92m x 2.34m)

Double Garage

17' 9" x 17' 6" (5.41m x 5.33m)

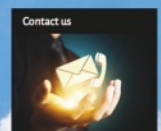
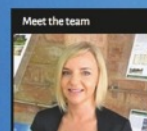


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