

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Interior Inspiration”



**5 High Street
Harrington
NN6 9NU
£725,000**



Boasting immaculately presented accommodation and a high standard of finish throughout, this fantastic five bedroom property that has been extended and renovated over the past 5 years and is situated in the beautiful village of Harrington offering truly stunning views of the rolling Northamptonshire countryside!





Property Highlights

- Situated in the picturesque village of Harrington where Warner Edwards Gin is distilled and the popular Tollemarche pub is located, the property offers countryside walks on the doorstep and just a short drive into Market Harborough providing excellent commuter rail links.
- The property has been extended and renovated to a high standard by the current owners boasting a bespoke kitchen, bi-folding doors, underfloor heating, new windows through, upgraded bathrooms and landscaping to the front and rear garden.
- Entrance through the composite front door leading into the Porch with a glass panelled door leading through to the Entrance Hall.
- Inviting Entrance Hall with engineered oak flooring, a period style radiator, a useful under stair storage cupboard and stairs rise to the First Floor with a two tone timber banister.
- Beautifully appointed and extended Kitchen/Dining/Family Room finished to a very high standard featuring limestone tiled flooring with underfloor heating, bi-folding doors opening out to the rear garden providing stunning views and a bespoke 'Wychwood' kitchen.



Property Highlights

- The Wychwood Kitchen comprises a host of eye and base level solid timber units, granite work surfaces with upstand and a windowsill, an inset Franke one and a half bowl stainless steel sink, a Rangemaster Toledo electric oven with a 6 ring electric hob, an integrated dishwasher and space for an American style fridge/freezer (available by separate negotiation). Oak covered steps and an oak handrail flow down to the Dining and Family Area.
- Impressive Living Room boasting stunning views out to the rear with French doors opening out, engineered oak flooring, a contemporary tall radiator and a log burner with an oak mantle.
- Double doors lead through from the Living Room to a further Reception Room with continued oak flooring, French doors opening out to the stunning views and offering the potential to be used as a Playroom, Study or Formal Dining Room.
- Separate Utility Room leading from the Entrance Hall comprising slate tiled flooring, eye and base level units, square edged work surfaces, a stainless steel sink and space for a washing machine and tumble dryer.
- Guest WC with slate tiled flooring, a chrome heated towel rail and a white two piece suit to include a low level WC and a wall mounted wash hand basin.
- Integral Garage with a door leading off the Dining/Family Room, a solid floor, a door out to the side of the property, an electric door and benefitting from power and light.



Property Highlights

- First Floor Landing with access to the airing cupboard and the Attic via a hatch.
- Master Bedroom of a good size boasting a dual aspect with windows to the front and rear providing stunning viewings of the neighbouring countryside.
- Four further bedrooms, all benefit from being double in size and boast truly stunning views over the rolling fields.
- The Family Bathroom has been beautifully finished to a high standard comprising Porcelanosa tiled flooring, a chrome heated towel rail and a white four piece suite to include a low level WC, a vanity enclosed wash hand basin, a free standing bath providing views over the fields to the front, and a Porcelanosa tiled corner shower enclosure.
- Bedrooms Three and Four are in the new extension and are split by a Shower Room comprising a low level WC, a wash hand basin and a corner shower enclosure. The space is perfect for those with teenagers or visiting family members.





Outside

The property boasts a neat and attractive frontage retained by a stone wall offering a touch of character and featuring a porous resin gravelled driveway leading up to the single garage providing off road parking for three cars, a well-maintained lawn with mature plantings and a secure timber gate leads through to the rear garden. The rear garden has been professionally landscaped and beautifully maintained to feature a generous Brazilian black slate paved patio retained by timber sleepers leading from the bi-folding doors offering the perfect place to sit in the sun or entertain. A timber shed provides additional storage, and the remaining garden is laid to lawn with a variety of mature and evergreen plantings. A low level fence at the rear of the garden means the stunning rolling countryside views are unobstructed when sitting outdoors on beautiful summer days.



Measurements

Living Room
17' 4" x 11' 11" (5.28m x 3.63m)

Second Reception Room
12' 11" x 11' 4" (3.93m x 3.45m)

Kitchen
12' 9" x 10' 3" (3.88m x 3.12m)

Dining/Family Room
14' 0" x 13' 9" (4.26m x 4.19m) max

Utility
6' 9" x 6' 3" (2.06m x 1.90m)

WC
6' 3" x 4' 11" (1.90m x 1.50m)

Master Bedroom
17' 5" x 16' 7" (5.30m x 5.05m) max

Bedroom Two
11' 6" x 13' 7" (3.50m x 4.14m)

Bedroom Three
12' 0" x 9' 1" (3.65m x 2.77m)

Bedroom Four
12' 1" x 7' 2" (3.68m x 2.18m)

Bedroom Five
10' 3" x 9' 1" (3.12m x 2.77m)

Bathroom
10' 8" x 7' 5" (3.25m x 2.26m)

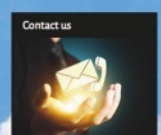
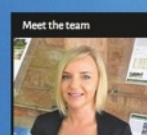


63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART



Property Search

☐ Sales ☐ Rentals Bedrooms

Price