

HENDERSON CONNELLAN

ESTATE AGENTS



Idyllic Waterside Setting!



71 Northleigh Grove

Market Harborough

LE16 9QU

£850,000



Following extensive extension and building works, this beautifully modernised and tastefully designed residence features a wealth of high quality fixtures and fittings and a stunning picture perfect location. Offering five bedrooms, this spectacular detached family home is sure to impress and offers a rare opportunity backing onto the local Canal Basin whilst being neatly tucked away within a cul de sac.

Executive family home offering fantastic curb appeal with its rendered and Marley Cedral cladded frontage, rear balcony with oak beam structure, oak bi-fold and French doors and sage green windows perfectly compliment the waterside situation of this property.

Finished to a high specification with fixtures and fittings to include under floor heating, stone flooring, log burner, plantation shutters, oak internal doors, high quality bathroom suites, a smart alarm, CCTV system and the fantastic open plan Kitchen/Dining/Family Room with sky light windows.





Property Highlights

- Stunning and much sought after location backing onto the Grand Union canal basin with the tow path being on your door step with the ability to access from the rear garden, whilst also offering the convenience of being within walking distance of the town centre, local amenities and train station.
- Entrance is gained through the attractive timber door with two full height side windows in to the inviting Entrance Hall featuring beautiful stone tiled flooring with under floor heating and stairs rise to the first floor.
- Beautifully appointed Living Room with oak and glass panelled double doors leading through from the Entrance Hall and featuring a generous window to the front elevation with plantation shutters. The Living Room features a 'Dunsley' wood burner offering a double aspect open through into the Kitchen boasting a wealth of charm with a stone hearth.
- Stunning Kitchen/Dining/Family Room offering a truly impressive space benefitting from being heavily extended with ample space for a dining table and chairs and a fantastic family area with two sky light windows, bi-fold doors and French doors with two side light windows leading out to the rear garden and canal basin beyond.



Property Highlights

- The Kitchen boasts continued stone tiled flooring with under floor heating, LED ceiling spotlights and comprising a range of shaker style eye and base level units, a solid oak worktop with upstand, a Belfast sink with a Quooker tap and a gorgeous refurbished electric 'Aga' recessed into a brick slip inglenook with ceramic tiled splashback. The 'Aga' comprises of a boiling plate, a simmering plate, two ovens and two plate warming section. There is also an integrated 'Neff' dishwasher, fridge, access to a useful storage cupboard and a central island with additional storage, an oak worktop and breakfast bar.
- The Dining/Family Room spans across the back of the property with oak bi-fold doors and generous French doors, an attractive outlook of the garden, whilst offering a fantastic social and entertaining space.
- Boot Room/Utility Room with continued stone tiled flooring with under floor heating, a glass panelled door leading out to the garden and one leading to the front with ample space for shoes and benefiting from a fitted coat rack.
- The Utility Room incorporates a range of shaker style eye and base level units, an oak worktop, a ceramic bowl sink with mixer tap, space and plumbing for a fridge/freezer, washing machine and tumble dryer. There is also access to a generous pantry cupboard with double oak doors.
- Ground floor Shower Room featuring a circular window, continued stone tiled flooring, wood panelling to dado height, a chrome heated towel rail and a three piece suite to include a corner tiled shower enclosure, a pedestal wash hand basin and a low level WC.



Property Highlights

- Ground Floor Study/Playroom offering an ideal home office with flexible layout.
- Impressive Master Bedroom with attractive high ceilings, a dual aspect with oak French doors leading out to the balcony with a beautiful oak beam structure and access to the En Suite. The high quality En Suite has been finished to an exceptionally high standard with polished floor to ceiling tiling, a chrome heated towel rail, a pair of vanity enclosed wash hand basins with granite top and central splashback, a low level WC and a walk in shower enclosure featuring a rain water shower head. The Master Bedroom also benefits from its own dressing area with a host of fitted storage, rails and drawers.
- Luxury family Bathroom tastefully designed with decorative tiled flooring, a traditional style radiator, wood panelling to dado height and a sought after view across the union wharf canal basin. The Bathroom comprises of a four piece suite to include a free standing roll top bath, an oversized shower cubicle, a low level WC and a pedestal wash hand basin.
- Single garage with an up and over door offering fantastic storage or an additional parking space.





Outside

Nestled at the end of the cul de sac, the attractive part rendered and Marley Cedral cladded property boasts an enviable plot with a generous block paved driveway providing off road parking for four cars and horizontal closed board fencing neatly encloses the perimeter. There is also access to an integral single garage with an up and over door, side access to the garden and an attractive timber storm porch.

The rear garden boasts a wonderful rear outlook onto the canal basin and has been professionally landscaped and expertly designed with two tiers offering a good degree of privacy. There is a generous sandstone patio area and steps lead up to the main lawn section which is neatly retained by timber posts with lighting and a bark chip border with planted shrubbery. The garden also comprises of a variety of fruit trees and well-manicured hedgerow enclosing the boundary. The property also benefits from a further raised patio area ideal for seating, a brick built pizza oven and access to the high quality greenhouse. The garden backs onto the local canal basin offering a highly sought after position with two secure timber gates providing access straight onto the tow path.



Measurements

Living Room
16' 5" x 14' 5" (5.00m x 4.39m)

Kitchen/Dining Room
20' 3" x 12' 2" (6.17m x 3.71m)

Family Room
32' 4" x 10' 2" (9.85m x 3.10m) max

Study/Playroom
11' 10" x 7' 10" (3.60m x 2.39m)

Boot Room/ Utility
11' 11" x 17' 0" (3.63m x 5.18m) max

Pantry
7' 6" x 3' 3" (2.28m x 0.99m)

Shower Room
7' 6" x 5' 9" (2.28m x 1.75m)

Master Bedroom
15' 2" x 17' 10" (4.62m x 5.43m)

En-suite
10' 2" x 6' 4" (3.10m x 1.93m)

Dressing Area
9' 6" x 9' 11" (2.89m x 3.02m)

Bedroom Two
15' 0" x 10' 8" (4.57m x 3.25m)

Bedroom Three
11' 1" x 10' 8" (3.38m x 3.25m)

Bedroom Four
10' 2" x 8' 8" (3.10m x 2.64m)

Bedroom Five
10' 8" x 8' 5" (3.25m x 2.56m) max

Bathroom
13' 0" x 7' 2" (3.96m x 2.18m)



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

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

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