

for sale

offers over **£475,000** Freehold



## Angell Drive Market Harborough LE16 9GJ

A beautifully presented four-bedroom detached family home, offering spacious and versatile living throughout, located in a sought-after area of Market Harborough. This modern property features a stylish kitchen/diner, separate utility, en-suite to the principal bedroom, and a good-sized garden.

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- Energy Rating: B
- Modern, move-in-ready condition detached family home
- Flexible living space ideal for families or home working
- Sought-after residential location

# Property Details

## Welcoming Entrance Hallway

Spacious hallway with understairs storage cupboard.

## Sitting Room

A versatile reception room, ideal as a cosy snug, home office, or additional sitting room.

## Kitchen/Diner

Modern stylish kitchen units with integrated oven hob, fridge freezer and granite worktop. there is plenty of storage.

## Utility Room

Convenient separate utility space with plumbing for a washing machine and tumble dryer.

## Cloakroom/Wc

Convenient separate utility space with plumbing for a washing machine and tumble dryer.

## Landing

### Bedroom 1

A generous double bedroom positioned to the front aspect, complete with fitted wardrobes and a modern en-suite shower room.

### En-Suite

Stylish suite comprising shower, wash basin, and WC.

### Bedroom 2

A spacious double bedroom overlooking the rear garden.

### Bedroom 3

A further double bedroom with fitted wardrobes views over the garden.

### Bedroom 4

A further double bedroom with fitted wardrobes views over the garden.

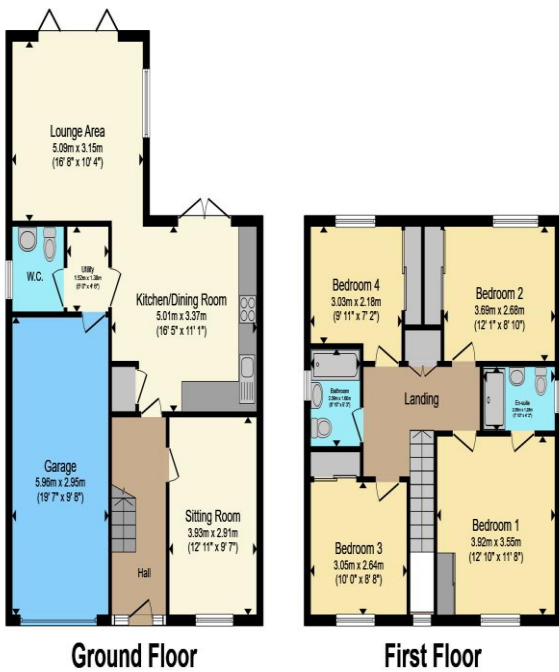
## Bathroom

Well-appointed with bath, wash basin, and WC.

## Outside

The property benefits from an attractive front aspect with a lawned area and driveway leading to an integral garage. To the rear, a good-sized enclosed garden offers an excellent outdoor space for relaxation and family enjoyment.





Total floor area 141.2 m<sup>2</sup> (1,519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

Property Ref: MKH305828 - 0012

Tenure: Freehold EPC Rating: B

Council Tax Band: E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.