



18 RYELANDS CLOSE | MARKET HARBOROUGH. LE16 7XE





18 RYELANDS CLOSE

A delightful, well presented detached four bedroom property which has been extended and provides a superb living space to the ground floor. Located in this desirable location of Market Harborough in close proximity to the mainline train station and all amenities. The property provides spacious and flexible accommodation and offers entrance hall, cloakroom, snug, fully fitted kitchen, utility room, extended sitting room with dining area, four bedrooms and two bathrooms. To the outside there is a delightful garden to the rear, and hard landscaping to the front with ample off-street parking. The property has a reduced depth garage.

LOCATION

Market Harborough boasts a range of first class shops and restaurants as well as recreational, leisure facilities and schools. The town provides easy access for the A6 with its links to Leicester and Kettering as well as access to Northampton. The A14 is within reasonable travelling distance providing east/west travel and the M1 is also close by providing north/south travel. The main line railway from Market Harborough gives access to London St. Pancras International in approximately an hour.

ACCOMMODATION

Accessed via part glazed door through to:

ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation.

CLOAKROOM

Low flush push button w.c., corner unit with inset hand basin and storage beneath.

SNUG

Window to front elevation.

FULLY FITTED KITCHEN

Window to rear elevation with views across the garden, range of base and drawer units with preparation surface over, one and a half bowl sink with mixer tap over and tiled splash back, integrated appliances to include one and a half stainless steel Neff oven, four burner Neff gas hob with stainless steel and glass extractor canopy over, dishwasher, fridge freezer and fitted wine cooler, range of Shaker style complementary eye level units, polished porcelain floor tiles.

OPEN PLAN LIVING

Feature oak fireplace housing feature fire, roof lantern with remote control lighting, smart lighting to ceiling, bi fold doors opening onto the spacious deck area. There is a designated dining area and door through to:

UTILITY ROOM

A great space formed to the rear of the garage.

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

Windows to front elevation, range of full height fitted wardrobes.

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with glazed screen, wall mounted chrome fittings and rainwater shower head over, pedestal wash hand basin, push button w.c. , wall mounted heated towel rail and shaver point.

BEDROOM TWO

Window to front elevation.

BEDROOM THREE

Window to rear elevation.

BEDROOM FOUR

Window to rear elevation.

BATHROOM

Fully tiled with pedestal wash hand basin, push button low flush w.c., free standing bath with contemporary taps and separate shower attachment, ceiling mounted rainwater shower head with wall mounted fittings, obscure glazed window to rear elevation.



OUTSIDE

To the front of the property the garden is hard landscaped, with planting to provide year-round interest, a spacious drive provides for off road parking and a newly fitted car charging point is a welcome addition.

GARAGE

Of reduced depth, remote-controlled electric roller, power and light.

GARDEN

To the rear of the property is a spacious raised decked area to two elevations providing for all outdoor entertaining and al-fresco dining. The boundary is depicted by a close boarded fence with specimen trees and shrubs. The remainder of the garden is laid to lawn. There is an access to the side of the property. The property benefits from a good degree of privacy.

This property is offered with the agents' highest recommendation.

Particulars prepared April 2021

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