



RAINSBOROUGH GARDENS MARKET HARBOROUGH, LE16 9LW

Cooper
Estates

£425,000

Peacefully located, this superb, 'move-in' ready detached bungalow has been a much-loved home for several years and is now offered to the market with no onward chain. Having been extended around four years ago, the present owners have remodelled every aspect of the interior creating a versatile living space that now includes a sociable, functional kitchen/dining room with French doors leading to the west-facing patio, light-filled lounge with vaulted ceiling and bifold doors opening onto a generous south-facing composite decked area, utility room, three bedrooms and a luxurious bathroom with free-standing bath, separate shower enclosure and twin basin vanity unit. We think this is the *crème de la crème* of level living which has to be viewed to be fully appreciated.



ENTRANCE HALL Enter the bungalow to the side aspect via a contemporary anthracite-grey composite door with metal bar handle. The hall features oak-effect laminate flooring, access to the majority-boarded loft space with light connected, all communicating with white panelled doors to:

KITCHEN/DINING ROOM Cooking, dining and socialising combine effortlessly in the open-plan kitchen/dining room. The **KITCHEN AREA** is fitted with a stylish range of 'cashmere' gloss cabinets with integrated handles; complemented by durable polished quartz worktops and upstands. Further comprising an undermount sink unit with instant boiling water tap, brand-new 'Hotpoint' double oven, built-in Bosch induction hob with ceiling-mounted extractor hood over, integrated fridge/freezer, integrated Bosch dishwasher, recessed ceiling downlights and integrated pull out waste and recycling bin. The **DINING AREA** enjoys easy access to the garden via the French doors which open out onto the west-facing patio. As well as affording ample space for a dining table, there is also a breakfast bar with space for two bar stools. Glazed double doors lead to the hall and lounge.

LOUNGE An abundance of natural light pours in from the four roof windows and the bifold doors: your eyes instantly drawn to the view of the garden. An exposed beam with 'Laura Ashley' glass chandelier really makes a statement, as does the feature wallpapered wall.

UTILITY ROOM With fitted worktop, space and plumbing for washing machine, 'Baxi' combination boiler, luxury vinyl flooring, extractor fan and coat rack.

MASTER BEDROOM The master double bedroom enjoys a feature wall with elegant 'peony tree petal' wallpaper, newly fitted carpet, and front-aspect window with fitted white blinds.

BEDROOM TWO A well-proportioned double bedroom that affords a built-in double wardrobe with sliding doors, feature wall with duck-egg blue 'bird and floral-design' wallpaper, contemporary vertical radiator, and front-aspect window with fitted white blinds.

BEDROOM THREE Crisp white walls perfectly complement the newly fitted carpet in this single bedroom which could also lend itself to a study or hobby room. Along with the ethernet port, there is also a side-aspect window with fitted white window blinds.

BATHROOM Luxuriate, relax and unwind in the super-sleek bathroom which affords a 'Mode' grey, semi wall-hung vanity unit with polished phoenix stone counter top, twin countertop ceramic basins and twin illuminated LED mirror cabinets over, back-to-wall WC with 'Grohe' flush plate, 'Mode' free-standing bath with wall-mounted bath shower mixer over, off-set shower enclosure with 'rain' shower head, separate hand shower and feature niche with contrasting glass mosaic tiles, grey textured wall tiling to water-sensitive areas, polished porcelain floor tiles, chrome heated towel radiator, recessed ceiling downlights, recessed extractor fan, uPVC double glazed window with fitted white blinds.

OUTSIDE The bungalow benefits from ample off-street parking courtesy of a tarmac driveway to the side of the property and gravelled frontage providing further car-standing if required. Located to the side of the property, the main entrance door is accessed via an integral porch with tiled floor.

The icing on this extremely tasty cake are the lovely, and very private, rear and side gardens! The south-facing lawn with central feature planted bed and solar-powered water feature affords abundantly planted borders with fragrant perennials and year-round-pleasing evergreens. The composite deck with ample space for outdoor dining and entertaining leads round to the west-facing, block-paved patio which overlooks the bee-friendly wildflower 'meadow' with inset fruit trees. Enclosed by timber fencing, the garden further benefits from a large 12 ft x 8 ft wooden shed (included within the sale), outside water tap, four wall lights and two gates to each side of the bungalow that give pedestrian accesses to the front.

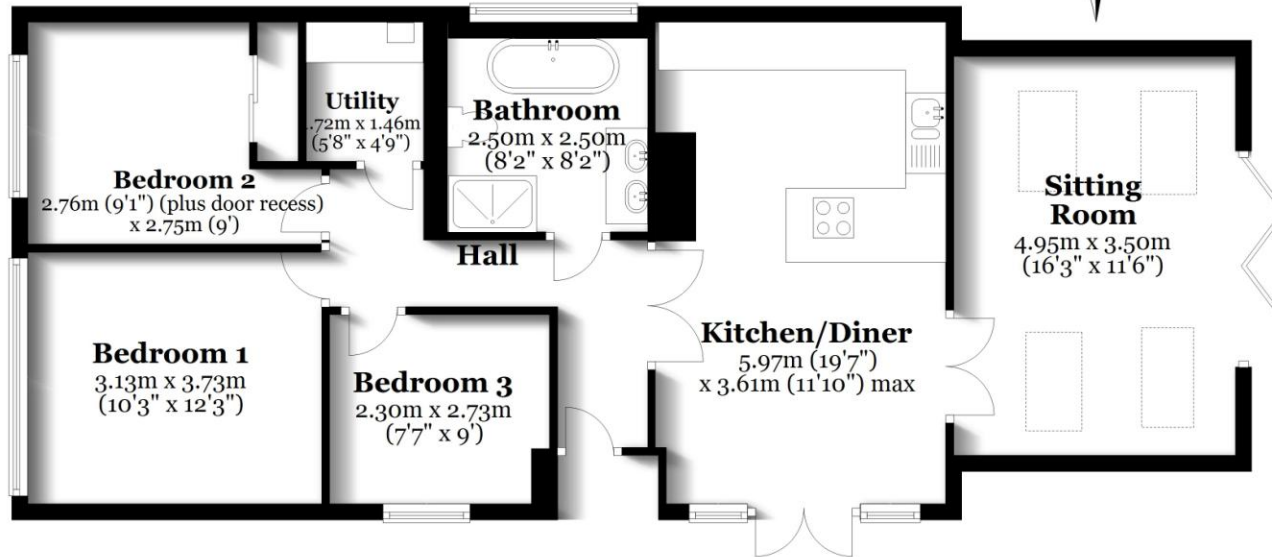
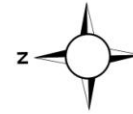


TENURE
Freehold

VIEWING
Strictly by appointment with the selling agents.

Floor Plan

Approx. 86.1 sq. metres (927.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.