



**23 Guiver Drive**  
Market Harborough

Offers Over  
**£300,000**





**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

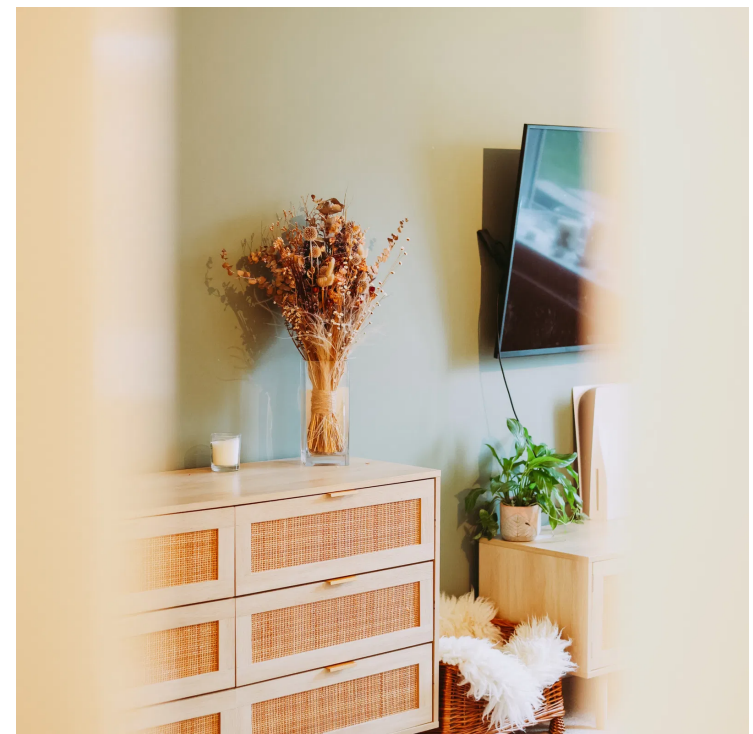
Situated in one of the area's most sought after developments, this impressive three bedroom semi detached home offers stylish decoration, ample space, and a sunny position. From its off road parking and generous interior layout to its south facing garden, this property is designed for comfortable modern living.

The moment you step inside, you're greeted by a bright entrance hall leading into the expansive lounge/dining room. This superb open plan space is flooded with natural light and offers plenty of room for both a cosy living area and a full dining setup. Large patio doors open directly onto the garden, creating a seamless indoor outdoor flow perfect for relaxing with the doors open and the sunshine in.

The kitchen/breakfast room sits at the front of the property and provides a practical yet stylish setting for everyday life. With ample worktop space, generous storage, and room for a breakfast bar.









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Upstairs, the home continues to impress. The master bedroom is a spacious double complete with built in wardrobes, offering excellent storage without compromising floor space. The second bedroom is also a generous double, ideal for guests or children and the third bedroom is a well proportioned single. A modern family bathroom completes the first floor.

Outside, the south facing garden is a standout feature. Bathed in sunlight throughout the day and of ample size it's a fantastic space for outdoor hosting.

Located within the popular Wellington Place development, the property benefits from a friendly community feel, attractive surroundings, and great access to local amenities, transport links, schools, and open green spaces.

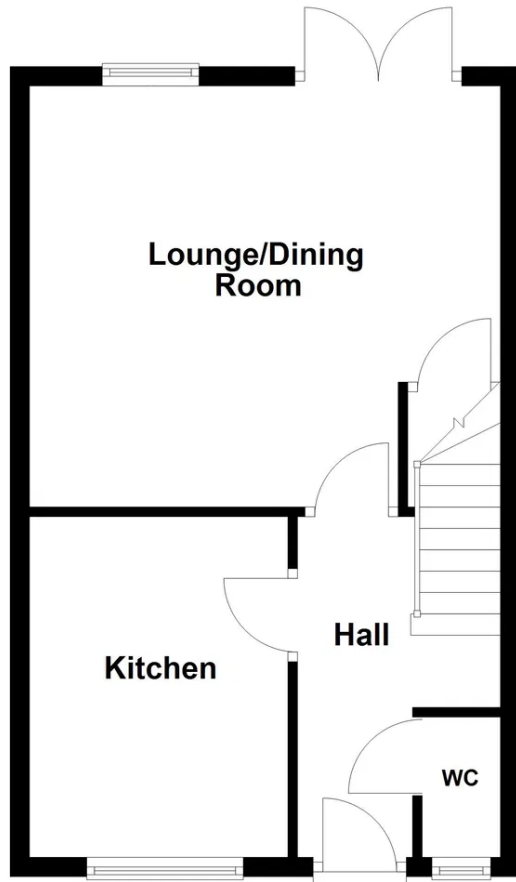
Spacious, bright, and wonderfully located, this home offers an exciting opportunity to secure a quality property in a highly regarded development.





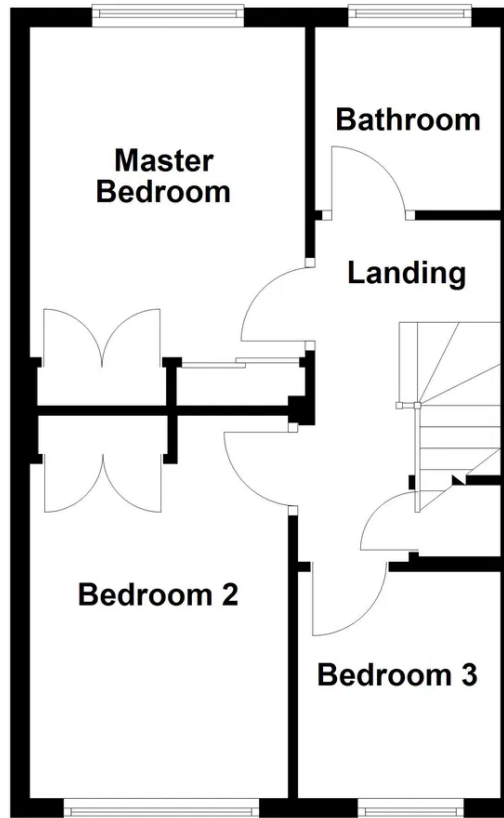
## Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)







**Danielle Nutley Property**

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