



Connells

Rushton Road
Wilbarston Market Harborough

Rushton Road Wilbarston Market Harborough LE16 8QL

for sale offers in the region of
£565,000



Property Description

Connells is delighted to offer this four bedroom detached house with double garage for sale in the pretty village of Wilbarston.

The accommodation briefly comprises; Canopy Porch, Entrance Hall with Cloakroom, Living room/diner, kitchen, utility room, conservatory. Four bedrooms and bathroom. double glazing and central heating. Outside Approx 200 ft landscaped rear garden, double garage plus parking for 6 cars.

The gardens have been landscaped to provide a peaceful, private, and idyllic space for the whole family to enjoy.

Wilbarston is located within the picturesque Welland Valley and benefits from a range of amenities to include a tea room with Excellent sunday roast, village store, green groceries every Wednesday until 2pm, Fishmonger on Wednesdays, local Pub, church and a primary school.

The village also benefits from being a short commute to local towns Market Harborough and Kettering which all provide rail links for an easy commute to London and also access to major road links including the A14, M1 and M6.

Internal viewing is highly recommended to fully appreciate this not to be missed property.

Entrance Porch

with door to coat and shoe cloakroom.

Entrance Hall

Double panel hot water radiator, dog-leg staircase to first floor. Door to Reception Hall

Lounge/Dining Room

18' 8" x 22' 10" (5.69m x 6.96m)

Feature parkray set into central brick fireplace. Double glazed patio door through to Conservatory.

Conservatory

8' 8" x 17' 7" (2.64m x 5.36m)

Good sized conservatory with central sliding door and side opening door to rear garden.

Kitchen

11' 9" x 13' 11" (3.58m x 4.24m)

Good size kitchen with fitted units. Butler sink, plumbing and space for dishwasher. Fitted oven and hob with extractor unit. Door through to Utility Room.

Utility Room

8' 9" x 8' 8" (2.67m x 2.64m)

Good sized utility room with units with a with butler sink and floor and wall fitted units, space for extra freezer, plumbing and space for washing machine side door to garden.

Door to downstairs cloakroom.

Cloakroom

Wash hand basin and low level W.C.

Galleried Landing

with large plant shelf and two skylight windows.

Upstairs Wide Passageway

Giving access to all first floor rooms, hot water radiator and access to roof space. Large built-in airing cupboard with fitted shelving.

Bedroom One

11' 4" x 12' into wardrobe (3.45m x 3.66m into wardrobe)

Fitted Wardrobes

En-Suite

Part tiled, large fully tiled shower cubicle with shower fitted. Low level WC and a bidet. One wash hand basin set into marble tiled worktop. Double panel hot water radiator.

Bedroom Two

11' 4" max x 9' 2" plus recess (3.45m max x 2.79m plus recess)

Fitted wardrobe

Bedroom Three

11' 6" plus recess x 9' 9" (3.51m plus recess x 2.97m)

Bedroom Four

8' 3" x 6' 10" (2.51m x 2.08m)

Bathroom

With full size bath with shower over. Fitted large sink unit, hot water radiator and electrically heated towel rail.

Outside

Approx 200ft x 75ft landscaped rear garden with range of mature trees including a weeping willow, weeping black beach, red maple, green maple. there are also some perennials and shrubs, a raspberry bed and a vegetable patch.

Front garden with large double garage, electric door and driveway parking for up to six cars.









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.focalagent.com

To view this property please contact Connells on

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 MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308087



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