



Connells

Stafford Way
Market Harborough



Property Description

Wellington Place development is very popular with canal walks, newly opened Sainsbury' and soon Ethical coffee chain Esquires Coffee will be open soon.

A well-appointed semi-detached family home in a sought-after residential location of Market Harborough. With three good sized bedrooms, modern fixtures and fittings and attractive living areas, this property is perfect for families seeking comfort, style and convenience.

A house sits in a quiet residential street, yet remains within easy reach of local shops, schools, transport links and Market Harborough town centre.

Viewing is highly recommended to fully appreciate the space. Contact the agent to arrange a viewing appointment

Entrance Hall

5' 4" x 12' 2" (1.63m x 3.71m)

A welcoming and spacious entrance hall, having stairs leading to the first floor and door leading to the lounge area

Ground Floor Wc

6' 1" x 3' 2" (1.85m x 0.97m)

A convenient and practical cloakroom/WC located off the entrance hall. It features a modern suite comprising WC and wash hand basin

Lounge

13' 10" x 12' 1" (4.22m x 3.68m)

A spacious and light filled lounge with a double glazed window overlooking the front, neutral decor and fitted carpet

Kitchen/Dining Room

15' x 9' 5" (4.57m x 2.87m)

An open plan kitchen, dining room, designed for modern living. The kitchen is fitted with a range of wall and base units, coordinating work surfaces and integrated appliances including oven, hob and fridge/freezer, double glazed window overlooking the rear. The dining area benefits from neutral decor and practical flooring, French doors opening onto the rear garden, creating a seamless indoor-outdoor flow

First Floor Landing

Bedroom One

9' 8" x 9' 2" (2.95m x 2.79m)

A generously sized bedroom featuring built in wardrobe for ample storage, double glazed window and radiator.

En-Suite

A modern en-suite shower room fitted with a glazed shower cubicle with electric shower fitment. was hand basin and low level WC. Finished with tiled splashbacks and a heated towel rail.

Bedroom Two

6' 7" x 11' 7" max (2.01m x 3.53m max)

With double glazed window to the rear and radiator.

Bedroom Three

8' 7" x 10' 9" (2.62m x 3.28m)

Having double glazed window to the rear and radiator.

Bathroom

5' 3" x 6' 2" (1.60m x 1.88m)

A well-appointed family bathroom featuring a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. The room is finished with part tiled walls, chrome heated towel rail and extractor fan

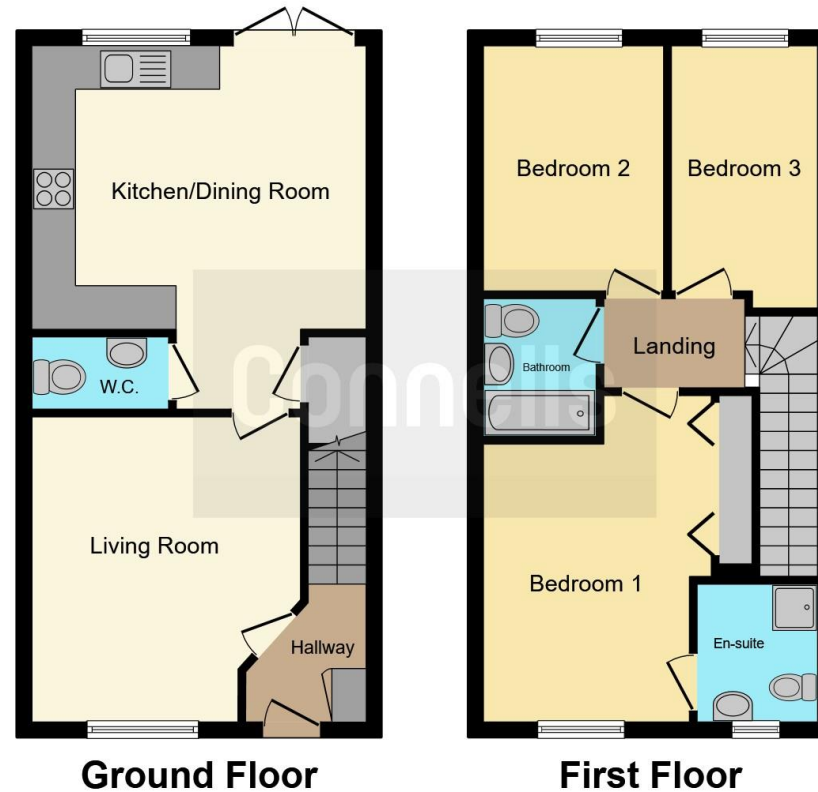
Outside

The property features a driveway providing off road parking. The rear garden is thoughtfully landscaped with a paved patio, a lawned area and timber fencing offering privacy









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

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308155



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