

Key Features



- Four Bedroom Detached House
- Garage
- Driveway
- Downstairs WC
- En Suite to Master Bedroom

Set within the highly sought-after 'Ashton Rise' development, Pattison Lane are proud to present this beautifully presented detached family home, offering the perfect combination of modern living and comfort. Boasting a charming interior and a single garage, it's a property that ticks all the boxes.

Located within walking distance of the town centre, Market Harborough train station, and scenic countryside walks, the home is ideally positioned for convenience. With the A4304 and A508 just a short drive away, access to the M1 and A14 is straightforward.

The entrance is via a stylish front door, opening into a welcoming hallway with an under-stair's storage cupboard, a guest WC, and stairs leading to the first floor. To the left, you'll find a spacious and inviting living room, while the kitchen/dining room offers a well-designed, open-plan space ideal for family living and French doors leading out to the garden.



Upstairs, the property features four bedrooms, two of which are generously sized doubles. The master bedroom benefits from an ensuite shower room, while the family bathroom includes a bath.

Situated in a desirable cul-de-sac adjacent to the neighbouring park, a pathway leads to the front door, while the driveway provides tandem off-road parking for two cars. The detached single garage offers additional storage, and a side gate gives access to the rear garden.

The south facing rear garden has been thoughtfully designed, featuring a neatly maintained lawn and a patio area at the rear - an ideal space for relaxing and entertaining.

ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 10'4 x 16' (3.14m x 4.87m)

Window to front aspect.

KITCHEN / DINING ROOM 17'10 x 11'11 (5.43m x 3.63m)

Fitted with a range of units to base and wall with contrasting work surfaces over and rising upstands. Sink unit with mixer tap over. Integrated appliances to include; an oven, inset hob with cooker hood over, a washing machine, a dishwasher and fridge / freezer. Cupboard housing boiler. Window and French style doors to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard.



GROUND FLOOR

1ST FLOOR



BEDROOM ONE 11'11 x 10'6 plus recess (3.63m x 3.20m)
Window to rear aspect. Door to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC.

BEDROOM TWO 11'1 x 9'8 (3.37m x 2.94m)
Window to front aspect.

BEDROOM THREE 7'9 x 7'9 (2.36m x 2.36m)
Window to front aspect.

BEDROOM FOUR 6'11 x 7'9 (2.10m x 2.36m)
Window to rear aspect.

BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC.

OUTSIDE

FRONT GARDEN

Open plan frontage with planted shrubs.

GARAGE & DRIVEWAY

To the side of the property.

REAR GARDEN

Enclosed garden with patio areas and a laid to lawn with planted borders. Side gate access to the driveway.

AGENTS NOTE

Management charge: £380.26 per annum

To view this property call Pattison Lane on:
01536 524425

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Contact us to arrange a **FREE** home valuation.

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