

JAMES SELICKS

WELLAND AVENUE

GARTREE
MARKET HARBOROUGH

GUIDE PRICE £325,000



Situated in the village of Gartree, on the edge of ever-popular Market Harborough, this versatile four/five-bedroom semi-detached home was thoughtfully extended in 2013 and now offers generous and flexible living space.

Location

Gartree offers the best of both worlds, a peaceful residential setting with all the conveniences of town life close at hand. This friendly village-style community is a popular choice for families and those looking for a quieter pace of life. Local schools and amenities are nearby, while the bustling town centre of Market Harborough is just a short drive away, offering an excellent mix of independent boutiques, high street shops, cafés, restaurants, and a traditional indoor market. Residents can enjoy nearby Welland Park, as well as scenic countryside trails and the Grand Union Canal. Gartree is also ideally placed for commuters, with Market Harborough's mainline station providing direct rail access to London St Pancras in under an hour, and excellent road links to Leicester, Northampton, and the M1/M6.

Accommodation

A stable-style wooden door into a welcoming hallway, leading through to a front lounge with a bay window, log burner, and views across the front garden. Stairs rise to the first floor from here, while to the rear lies the heart of the home: a modern kitchen fitted with cream units, wood worktops, integrated appliances, and a stainless steel extractor above a four-ring gas hob. The kitchen opens into a bright dining area created by the extension, featuring a Velux roof window and bi-fold doors that connect seamlessly with the garden. The extension also provides excellent versatility. To one side, with its own access is a spacious ground-floor bedroom with patio doors to the garden and an adjoining shower room (perfect for an independent family member) while to the other is a further room (currently a nursery) with Velux window and access to a utility room with fitted cupboards, sink, WC, and space for laundry appliances.

Upstairs, the first-floor landing gives access to three comfortable double bedrooms. The principal bedroom sits to the front with ample space for wardrobes and dressers, while the second bedroom enjoys fitted wardrobes and views over the rear garden. The third bedroom, currently a gaming room, also offers excellent proportions and built-in storage. A large family bathroom completes the accommodation, finished with tiled flooring, a walk-in shower, bath, fitted storage, chrome heated towel rail, WC, and sink with vanity unit.

Outside

The house is set back behind a lawned front garden with mature shrubs and trees, driveway parking for several vehicles. A pond enhances the front and side, while the rear garden offers a wonderful mix of lawn, patio seating, pergola, and well-stocked flower beds, providing a private and tranquil setting for outdoor family life.

Tenure: Freehold. **Construction:** Believed to be Standard.

Local Authority: Harborough District Council, **Tax Band:** B

Listed Status: None. **Conservation Area:** None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

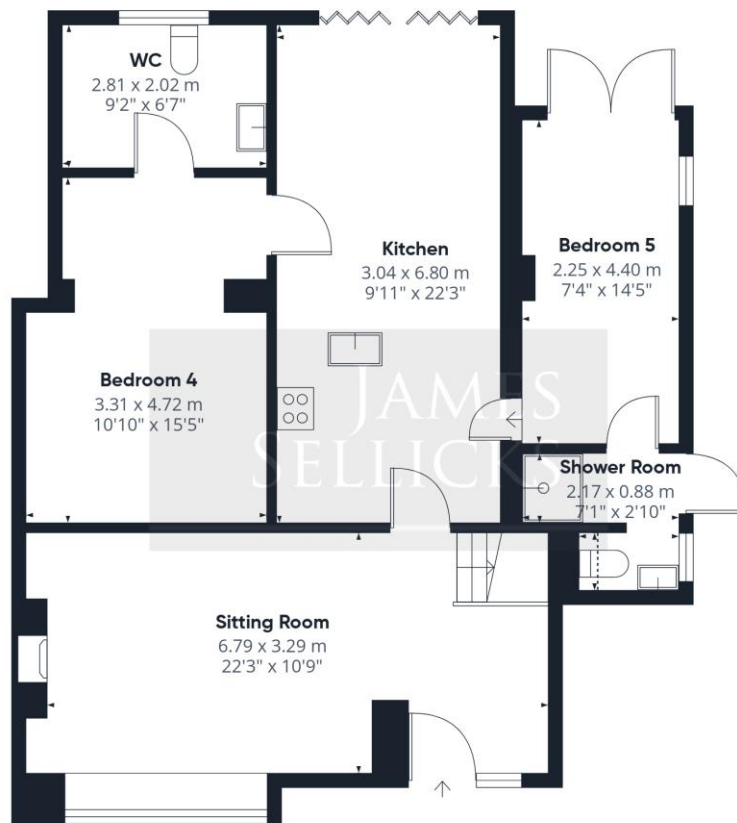
Accessibility: Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.

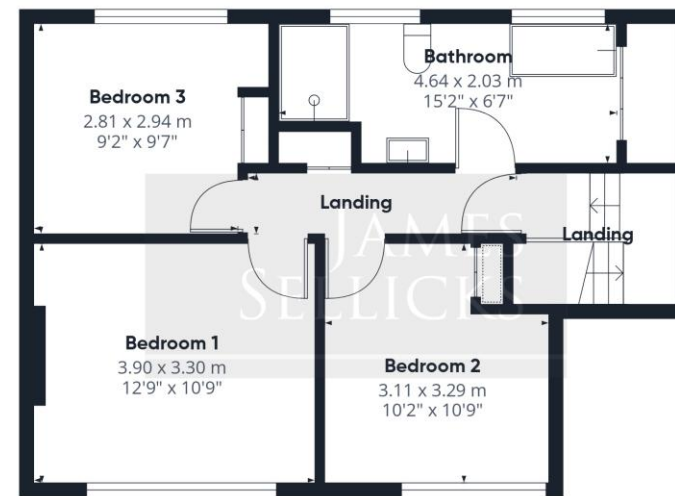








Floor 1



Floor 2

Approximate total area⁽¹⁾

126.9 m²

1365 ft²

Reduced headroom

0.2 m²

2 ft²

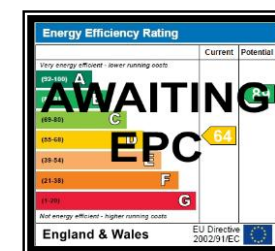
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

