



81 ALVINGTON WAY MARKET HARBOUROUGH, LE16 7NF

## 81 ALVINGTON WAY

£499,950 Freehold

Situated on the desirable northern side of Market Harborough, you will discover this fantastic four bed detached family home that sits on a generous plot. With space in abundance, this really is a home for a family to grow into. The current owners have really loved and cared for this property and that can be seen in the standard of finish in each room. The living space flows from room to room and the addition of a lovely bright conservatory extends the feeling of warmth as the south facing aspect keeps the conservatory lovely and cosy! Of the many highlights of this property, the master bedroom will appeal strongly. Boasting both a dressing area and an en suite bathroom, it provides that extra bit of luxury. With gas central heating throughout, the property is set back from the road and has a detached double garage. The rear garden is the perfect space to relax and enjoy the peace and tranquillity that comes with not being overlooked!





#### LOUNGE

19' 10" x 11' 01" (6.05m x 3.38m)

#### CONSERVATORY

13' 07" x 10' 00" (4.14m x 3.05m)

#### KITCHEN/BREAKFAST ROOM

20' 06" x 10' 02" (6.25m x 3.1m)

#### UTILITY ROOM

9' 10" x 5' 07" (3m x 1.7m)

#### DINING ROOM

10' 00" x 9' 07" (3.05m x 2.92m)

#### BEDROOM ONE

12' 00" x 9' 10" (3.66m x 3m)

#### ENSUITE

8' 00" x 5' 07" (2.44m x 1.7m)

#### BEDROOM TWO

11' 09max" x 11' 05" (3.58m x 3.48m)

#### BEDROOM THREE

10' 00" x 8' 11" (3.05m x 2.72m)

#### BEDROOM FOUR

9' 08" x 8' 02" (2.95m x 2.49m)

#### BATHROOM

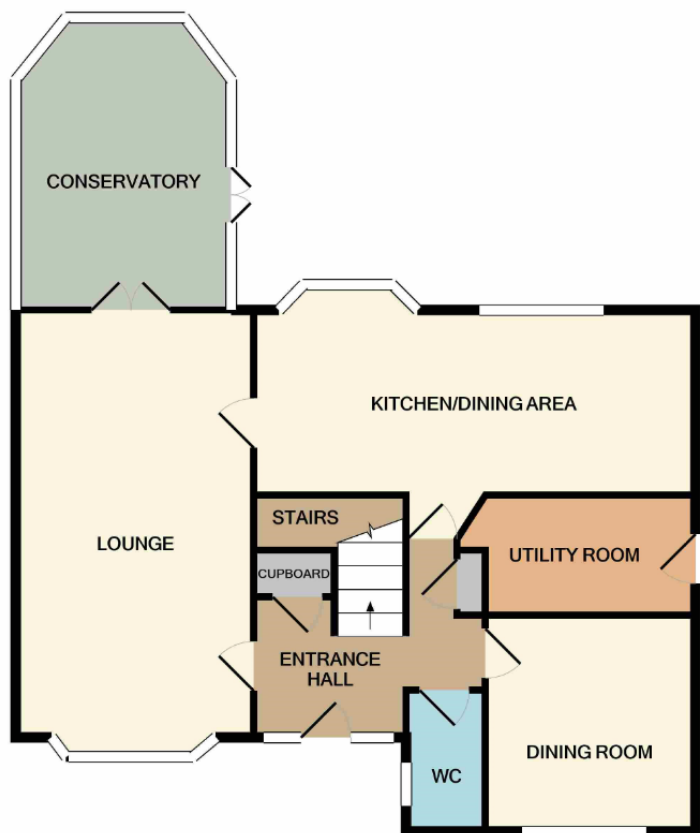
8' 01" x 7' 01" (2.46m x 2.16m)

#### OUTSIDE

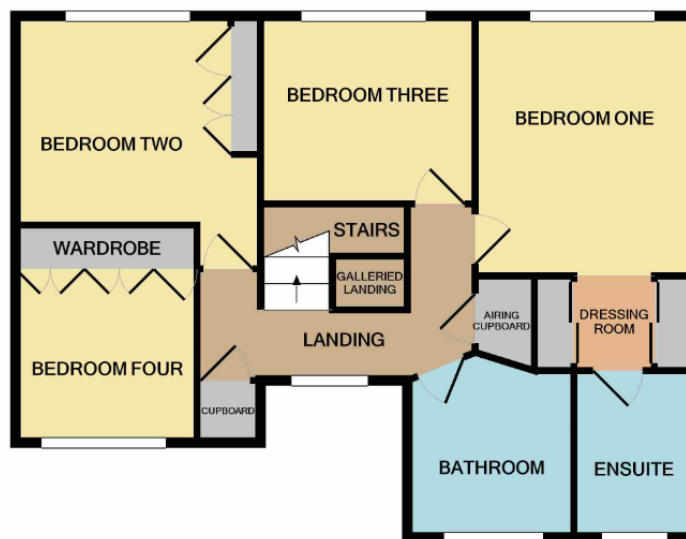
The property is tucked away on a lovely generous plot. There is a hard standing front driveway providing a generous amount of off road parking for several vehicles, access to a double garage, a front garden which is mostly laid to lawn with a pathway leading to the storm porch and front door. There is also gated access to the rear of the property.

The rear garden is a sunny and peaceful spot being South/East facing. It has been landscaped to provide a beautiful space which is mostly laid to lawn with borders of mature plants and trees, several rockery areas and a fantastic paved seating area just perfect for summer BBQ's! You will also find a pathway leading to the garage and the front of the property.





GROUND FLOOR



1ST FLOOR

#### TENURE

Freehold

#### SERVICES

Mains electricity and water connected.

Gas fired central heating.

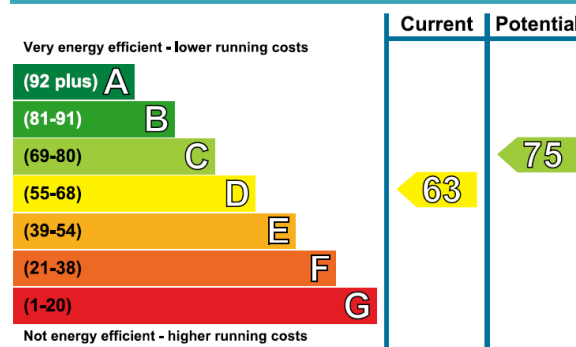
#### LOCAL AUTHORITY

Harborough District Council

#### VIEWING

Strictly by appointment with the selling agents.

#### Energy Efficiency Rating



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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