



Airfield Road, Market Harborough, **Freehold** £350,000

**Pattison
Lane**

Key Features



- Three Bedroom Semi Detached Townhouse
- Ensuite to Master Bedroom with Walk in Wardrobe
- Downstairs Cloakroom
- Garage & Driveway With Electric Car Charging Point
- Bay Fronted

Contemporary Elegance Meets Modern Convenience - Situated within the highly sought-after Wellington Place development on the outskirts of Market Harborough, this immaculate three-bedroom, semi-detached townhouse offers a masterclass in modern living.

Built in 2022 by the reputable William Davis Homes, the property presents a "better than new" opportunity, combining high-specification finishes with a thoughtful three-storey layout that maximizes space and natural light.

Ground Floor: The Heart of the Home

Upon entering through the composite front door, you are welcomed by an inviting entrance hall that sets the tone for the accommodation within. To the front lies a generously proportioned living room, where a charming bay window floods the space with natural light, creating a warm and relaxing atmosphere.

The true hub of the home is the exceptional open-plan kitchen and dining room at the rear. Finished with premium Amtico flooring, this space is designed for both culinary enthusiasts and social gatherings. It features a stunning central island,



shaker-style cabinetry, and square-edged work surfaces. A suite of integrated Smeg appliances-including a four-ring gas hob, oven, fridge/freezer, dishwasher, and washing machine-ensures seamless functionality. French doors open directly onto the patio, blending indoor and outdoor living perfectly for summer entertaining. A convenient guest WC completes the ground floor accommodation.

First Floor: Family Comfort

Ascending to the first floor, you will find two spacious double bedrooms. Bedroom two is particularly notable, featuring a wall of sleek fitted wardrobes that offer ample storage without compromising on floor space. These rooms are served by a contemporary family bathroom, finished to the same exacting standards found throughout the home.

Second Floor: The Master Sanctuary

The top floor is dedicated entirely to the impressive main bedroom suite, offering a private retreat away from the rest of the household. This expansive room boasts a walk-in wardrobe with additional eaves storage and a luxurious en-suite shower room, complete with a corner shower enclosure and stylish ceramic tiling.

Gardens & Grounds

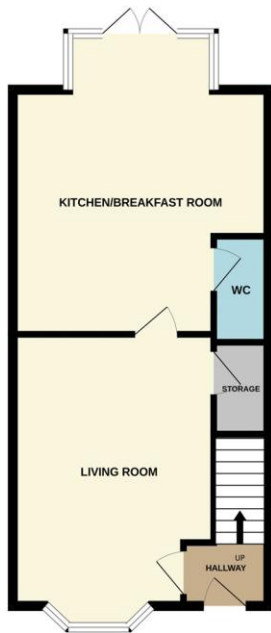
Externally, the property excels with practical and aesthetic appeal. The rear garden has been thoughtfully enhanced with an extended paved patio, ideal for alfresco dining, leading onto a beautifully maintained lawn. Secure side access leads to a single garage equipped with power and lighting. The tarmac driveway provides off-road parking for two vehicles and benefits from a dedicated electric car charging point, future-proofing the home for modern eco-conscious living.

The Location

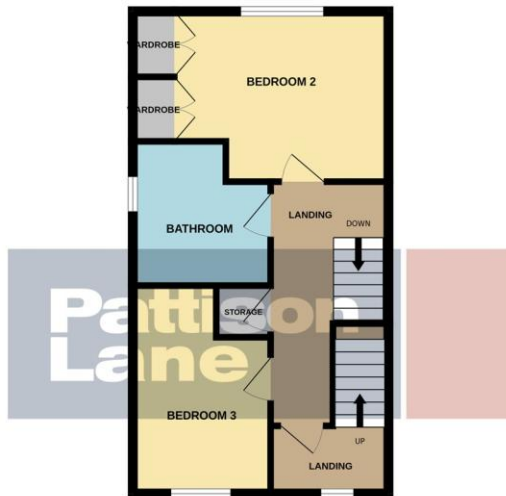
Perfectly positioned for families and professionals alike, the property is within walking distance of the new Sainsbury's Local, nearby parks, and a primary school. The vibrant Market Harborough town centre is just a stone's throw away, offering a wealth of independent shops, restaurants, and excellent rail links to London St Pancras and Leicester.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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The accommodation comprises

ENTRANCE HALL

LOUNGE 11'7 x 15'11 plus bay (3.53m x 4.85m)

KITCHEN / BREAKFAST ROOM 17'7 max x 15'2 (5.35m x 4.62m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM TWO 13' plus wardrobes x 10' narrowing to 7'7 (3.96m narrowing to 3.04m x 2.31m)

BEDROOM THREE 8'2 x 12'2 max (2.48m x 3.70m)

BATHROOM

SECOND FLOOR

BEDROOM ONE 15'3 x 15'1 (4.64m x 4.59m)

WALK IN WARDROBE

EN SUITE

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN


AGENTS NOTE:

Annual Management charge - £178.00

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