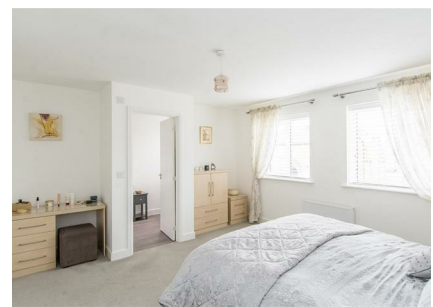


10 Owen Way, Market Harborough, LE16 7EA



Offers Over £495,000

Welcome to Owen Way, Market Harborough - a stunning property that offers the perfect blend of modern living and convenience. This nearly new detached house, built in 2021, boasts ample space with 2 reception rooms, 5 bedrooms, and 3 bathrooms, providing a comfortable and spacious environment for you and your family.

One of the standout features of this property is the parking space it offers - with room for multiple vehicles, parking will never be an issue for you or your guests. Located close to a brand new primary school, which is due to open in September, this home is ideal for families with young children, making the school run a breeze.

Imagine coming home to this beautiful property, where you can relax in either of the two reception rooms, entertain guests, or simply enjoy the tranquility of your surroundings. The 5 bedrooms provide plenty of space (four being doubles and two with en-suites) for a growing family or for those who need extra room for a home office or hobby space.

Service without compromise

Entrance Hall 21'1 x 6'2 (6.43m x 1.88m)



Accessed via a double glazed front door. Doors off to: Dining room, lounge, kitchen and WC. Stairs rising to: First floor. Built-in cupboard housing fibre broadband point and meters. Radiator.

Dining Room 10'5 x 10'0 (3.18m x 3.05m)



UPVC double glazed window to front aspect. Radiator.

WC 5'5 x 3'0 (1.65m x 0.91m)

Comprising: Low level WC and wash hand basin. LVT flooring. Auto sensor light. Radiator.

Kitchen/Diner 18'7 x 12'7 (5.66m x 3.84m)



Kitchen Area



Having a selection of fitted base and wall units with a 'Granite' worktop over and an inset 1 1/2 bowl stainless steel sink. There is a pull out pantry, high level double oven, five ring gas hob, extractor, and integrated fridge/freezer and fully integrated dishwasher. UPVC double glazed window to rear aspect. Under cabinet lighting and plinth lighting. LED spotlights. LVT flooring. Door through to: Utility.

Dining Area



UPVC double glazed 'French' doors to rear garden. Radiator.

Utility Room 5'7 x 5'5 (1.70m x 1.65m)



Having fitted base units with a 'Granite' worktop over and an inset 1 1/2 bowl stainless steel sink. Integrated washing machine. Double glazed door out to: Side access. LVT flooring. LED spotlights. Radiator.

Lounge 17'2 x 16'1 (5.23m x 4.90m)



UPVC double glazed 'French' doors out to: Rear garden. TV and telephone points. 2 x Radiators.

Landing

Doors off to: Bedrooms and bathroom. Loft hatch access. Radiator.

Bedroom One 14'10 x 12'5 (4.52m x 3.78m)



Two UPVC double glazed windows to front aspect. TV point. Radiator. Door through to: En-Suite.

En-Suite 11'6 x 4'2 (3.51m x 1.27m)



Comprising: Double shower enclosure with feature wall tiling, low level WC and wash hand basin. UPVC double glazed window to front aspect. Vinyl flooring. LED spotlights. Chrome heated towel rail.

Bedroom Two 12'7 x 11'6 (3.84m x 3.51m)



Two UPVC double glazed windows to front aspect. TV point. Radiator. Door through to: En-Suite

En-Suite 6'7 x 6'1 (2.01m x 1.85m)



Comprising: Shower enclosure with feature wall tiling, low level WC and wash hand basin. UPVC double glazed window to side aspect. Vinyl flooring. LED spotlights. Chrome heated towel rail.

Bedroom Three 11'1 x 8'9 (3.38m x 2.67m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Four 10'8 x 8'9 (3.25m x 2.67m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Five 12'3 (max) x 9'4 (max) (3.73m (max) x 2.84m (max))



UPVC double glazed window to rear aspect. Fitted wardrobes with sliding doors. Radiator.

Bathroom 9'3 x 6'4 (2.82m x 1.93m)



Comprising: Panelled bath with feature wall tiling and shower over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Vinyl flooring. LED spotlights. Chrome heated towel rail.



Outside

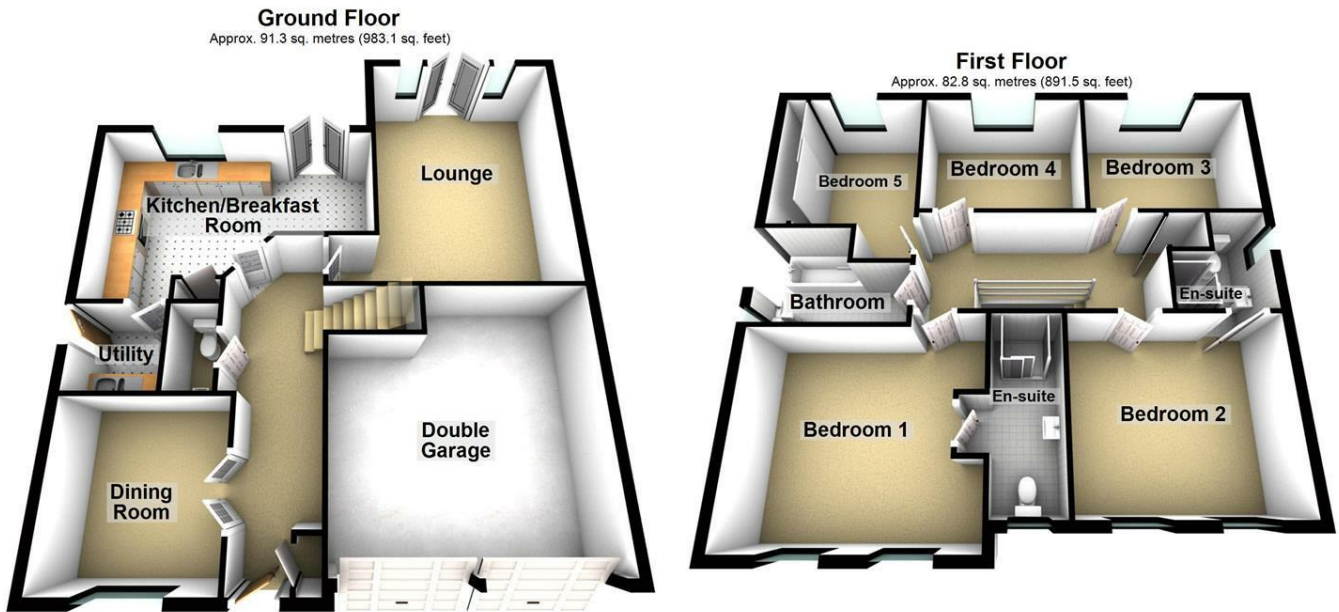


The property occupies a pleasant position with good sized frontage having off road parking for multiple vehicles, lawn and side pedestrian access to the rear. The good sized West facing garden offers an extended paved patio, lawn and a decked seating area making the most of the sun throughout the day.

Double Garage 16'6 x 15'10 (5.03m x 4.83m)

With up and over doors. Power and light. Boiler.

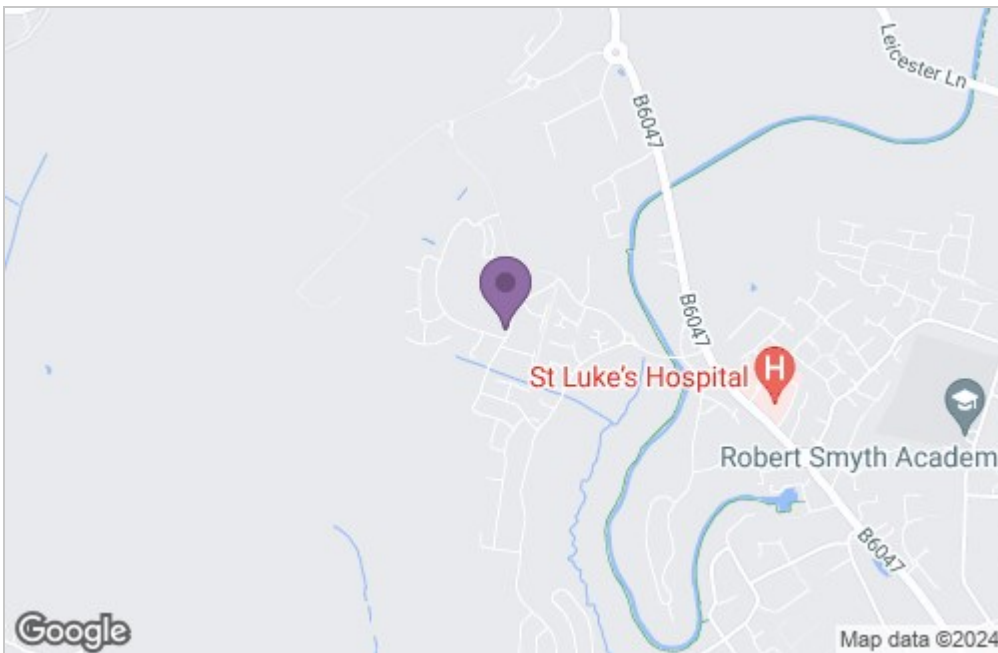
Floor Plan



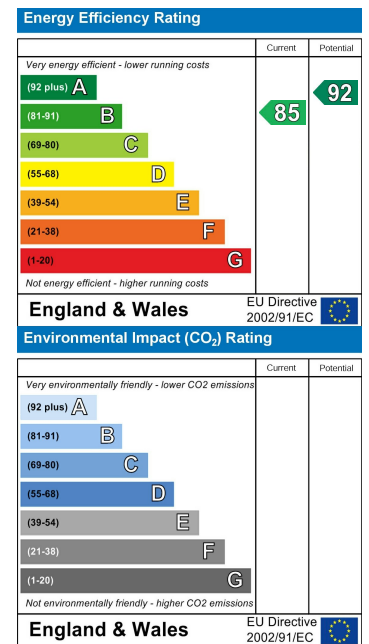
Total area: approx. 174.2 sq. metres (1874.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise