

16 Dogwood Drive, Market Harborough, LE16 7BP



Offers Over £325,000

Located in the established area of Dogwood Drive, Market Harborough, this modern semi-detached house offers a delightful blend of comfort and style. Built in 2021, the property boasts a generous 1,110 square feet of living space, making it deceptively spacious and perfect for families or those seeking extra room to breathe. Upon entering, you will find a welcoming reception room that flows seamlessly into the heart of the home. The property features three well-proportioned bedrooms, including a particularly spacious main bedroom that provides a tranquil retreat. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. One of the standout features of this home is the open views to the front aspect, allowing natural light to flood the living spaces and creating a bright and airy atmosphere. The landscaped west-facing garden is an ideal spot for enjoying the afternoon sun, perfect for entertaining guests or simply unwinding after a long day. Parking is made easy with space for up to three vehicles, a valuable asset in today's busy world. Additionally, the property is offered with no chain, allowing for a smooth and swift transaction. Within walking distance of the town, schools and station, the property is situated within a prime location, presenting an excellent opportunity for those looking to settle in a vibrant community with everything on the doorstep. Do not miss the chance to make this wonderful property your new home.

Entrance Hall 4'10 x 4'2 (1.47m x 1.27m)



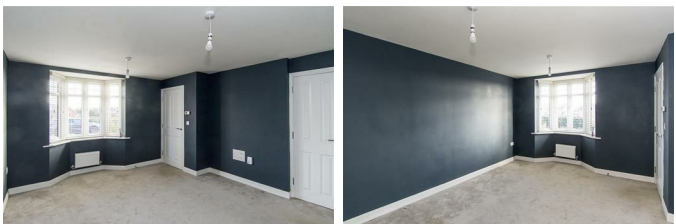
Accessed via front door. Doors off to: Lounge and WC. LED spotlights. LVT flooring. Radiator.

Downstairs WC 5'1 x 3'5 (1.55m x 1.04m)



Comprising: Low level WC and wash hand basin. Extractor. LED spotlights. 1/2 wall tiling. LVT flooring. Radiator.

Lounge 14'11 x 12'1 (4.55m x 3.68m)



UPVC double glazed bay window to front aspect. Door through to: Inner hall. Understairs cupboard having WiFi

point and telephone point. Media panel/TV connections. 2 x Radiators.

Inner Hall

Door through to: Kitchen/diner. Stairs rising to: First floor.

Kitchen/Diner 15'5 x 10'5 (4.70m x 3.18m)



Kitchen Area



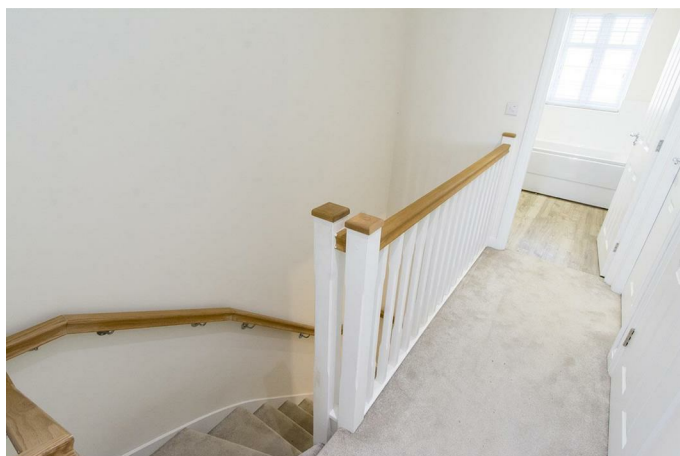
Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a high level single fan assisted electric oven, gas hob, extractor, an integrated fridge/freezer, an integrated dishwasher and boiler. The kitchen area benefits from a UPVC double glazed window to the rear aspect, LED spotlights, under cabinet lighting and LVT flooring.

Dining Area



UPVC double glazed 'French' doors out to: Rear garden. LED spotlights. LVT flooring. Radiator.

First Floor Landing



Doors off to: Bedrooms, bathroom and second floor landing area. LED spotlights. Airing cupboard with shelving.

Bedroom Two 13'6 x 8'7 (4.11m x 2.62m)



UPVC double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors. LED spotlights. Radiator.

Bedroom Three 11'11 x 8'7 (3.63m x 2.62m)



UPVC double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

Bathroom 8'1 x 6'5 (2.46m x 1.96m)



Comprising: Panelled bath with mixer tap, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. LED spotlights. LVT flooring. Chrome heated towel rail.

Landing Area To Second Floor



UPVC double glazed window to front aspect. Stairs rising

to: First floor. Radiator. Space understairs that could be utilised as a study area.

Bedroom One 20'0 x 15'5 (6.10m x 4.70m)



UPVC double glazed window to front aspect. 2 x 'Velux' windows to rear aspect. Door to: En-Suite. Built-in wardrobes. LED spotlights. TV point. 2 x Radiators. Loft hatch access. Eaves access.

En-Suite 8'10 x 4'0 (2.69m x 1.22m)



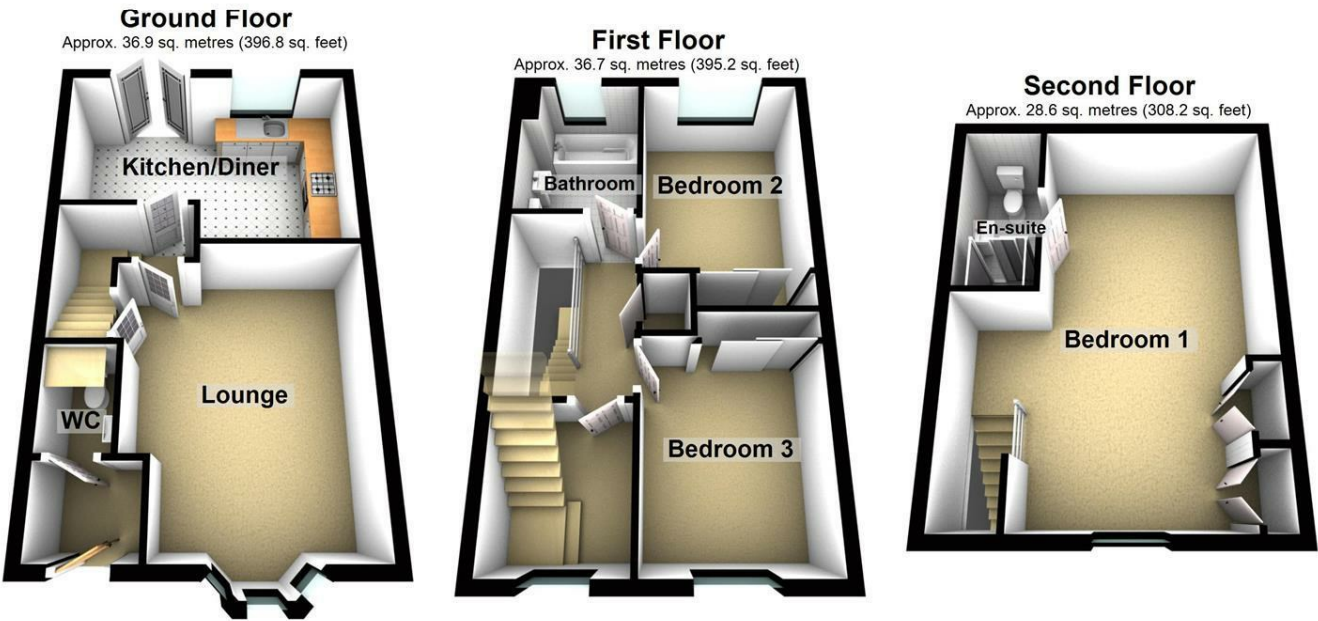
Comprising: Shower enclosure, low level WC and wash hand basin. 'Velux' window to rear aspect. LED spotlights. Extractor. Wall tiling throughout. LVT flooring. Chrome heated towel rail.

Outside



The property occupies an elevated position, amongst a small cluster of similar homes with delightful open views to the front. There are 3 parking spaces providing ample off road parking. A pathway to the side of the property provides access through a pedestrian gate into the rear garden. The landscaped West facing rear garden is fully enclosed, benefitting from a paved patio, an artificial lawn with retained sleeper borders with a further paved seating area and space for a handy wooden shed.

Floor Plan

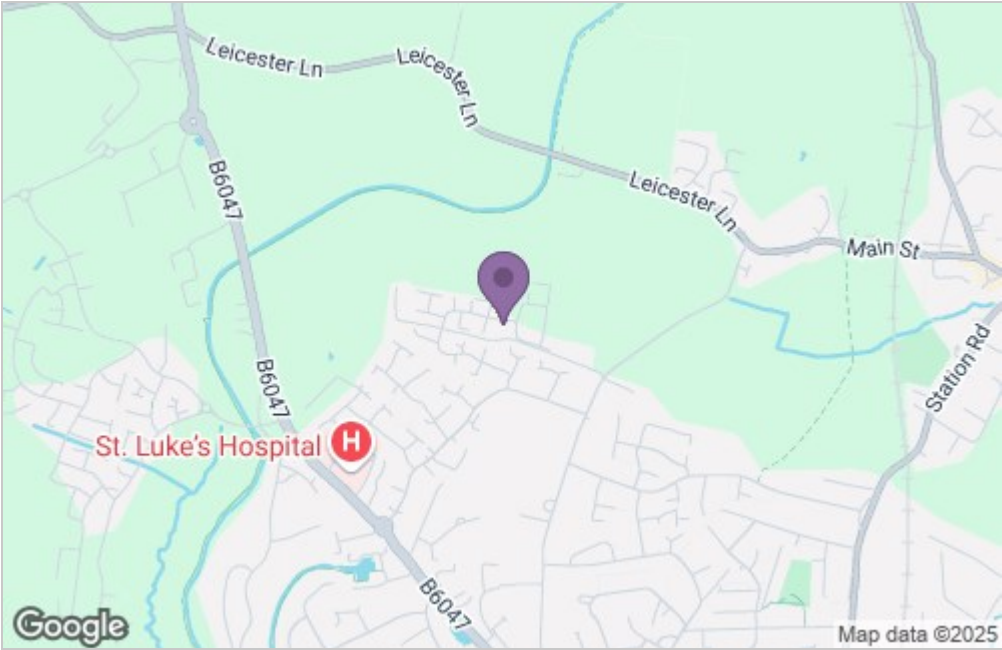


Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

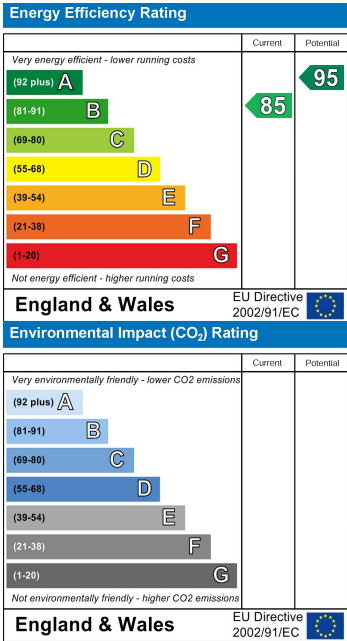
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise