

9 Vickers Road, Market Harborough, LE16 7BJ



£420,000

Located on the fantastic Wellington Place development to the North of Market Harborough town, not far from its vast range of amenities including its own school and soon to enjoy its own row of shops including a Sainsbury's, is this attractive two year old detached family home.

The property has been meticulously maintained by its first owner and will provide a beautifully finished home for the next to move straight into. Accommodation briefly comprises; entrance hall, ground floor w/c, bay fronted lounge, 24'5" living / dining / kitchen and utility room. To the first floor there are four bedrooms, master en-suite and family bathroom. Outside there are front and rear gardens with driveway and garage.

The vendor advises us that the property being built behind is to be a bungalow to retain this property's high degree of privacy, that there will be a pleasant little play park across the road to the side of the property and that the road in front is to be attractively block-paved. This information has been provided in good faith but is subject to change.

Service without compromise

Entrance Hall

Double-glazed composite front entrance door with UPVC double-glazed side lights. Understairs storage cupboard. Radiator.

Ground Floor W/C

Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Radiator.

Lounge 14'2" max into bay x 13'8" (4.32m max into bay x 4.17m)

UPVC double-glazed bay window to front. Two radiators.

(Lounge Photo Two)

Living / Kitchen / Dining 24'5" x 11'6" max / 10'3" min (7.44m x 3.51m max / 3.12m min)

UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Fitted range of wall and floor mounted units with work tops over. Stainless steel one and a half bowl sink inset. Electric double oven. Upgraded gas five ring hob and extractor hood over. Integrated fridge / freezer. Integrated dishwasher. Two radiators.

(Living / Dining / Kitchen Photo Two)

Kitchen Area Photo

Living area Photo

Utility Room 6'6" x 5'2" (1.98m x 1.57m)

UPVC double-glazed side entrance door. Range of floor and wall mounted units with work tops over. Stainless steel sink. Space and plumbing for washing machine. Space for dryer. Radiator.

Landing

Airing cupboard off.

Master Bedroom 13'6" x 10'7" (4.11m x 3.23m)

UPVC double-glazed windows to side and front aspects. Built in wardrobe. Radiator.

(Master Bedroom Photo Two)

Master En-Suite 6'5" x 5'2" (1.96m x 1.57m)

Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan.

Bedroom Two 10'5" x 9'3" (3.18m x 2.82m)

UPVC double-glazed window to rear. Built in wardrobe. Radiator.

(Bedroom Two Photo Two)

Bedroom Three 10'2" x 7'8" (3.10m x 2.34m)

UPVC double-glazed window to rear. Radiator.

Bedroom Four 10'3" max x 7'1" (3.12m max x 2.16m)

UPVC double-glazed windows to front and side aspects. Radiator.

Family Bathroom 6'8" x 6'6" (2.03m x 1.98m)

Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Panelled bath with upgraded 'waterfall' shower over and glazed screen. Heated towel rail. Extractor fan

Front

Lawned front garden with paved pathway leading to the front entrance door and a shrubbed boarder. Tarmacked driveway providing private off road parking for two or three cars leading to the single garage. Wall mounted electric vehicle charger included.

Garage

Up and over vehicle access door. Upgraded to include a UPVC double-glazed side entrance door.

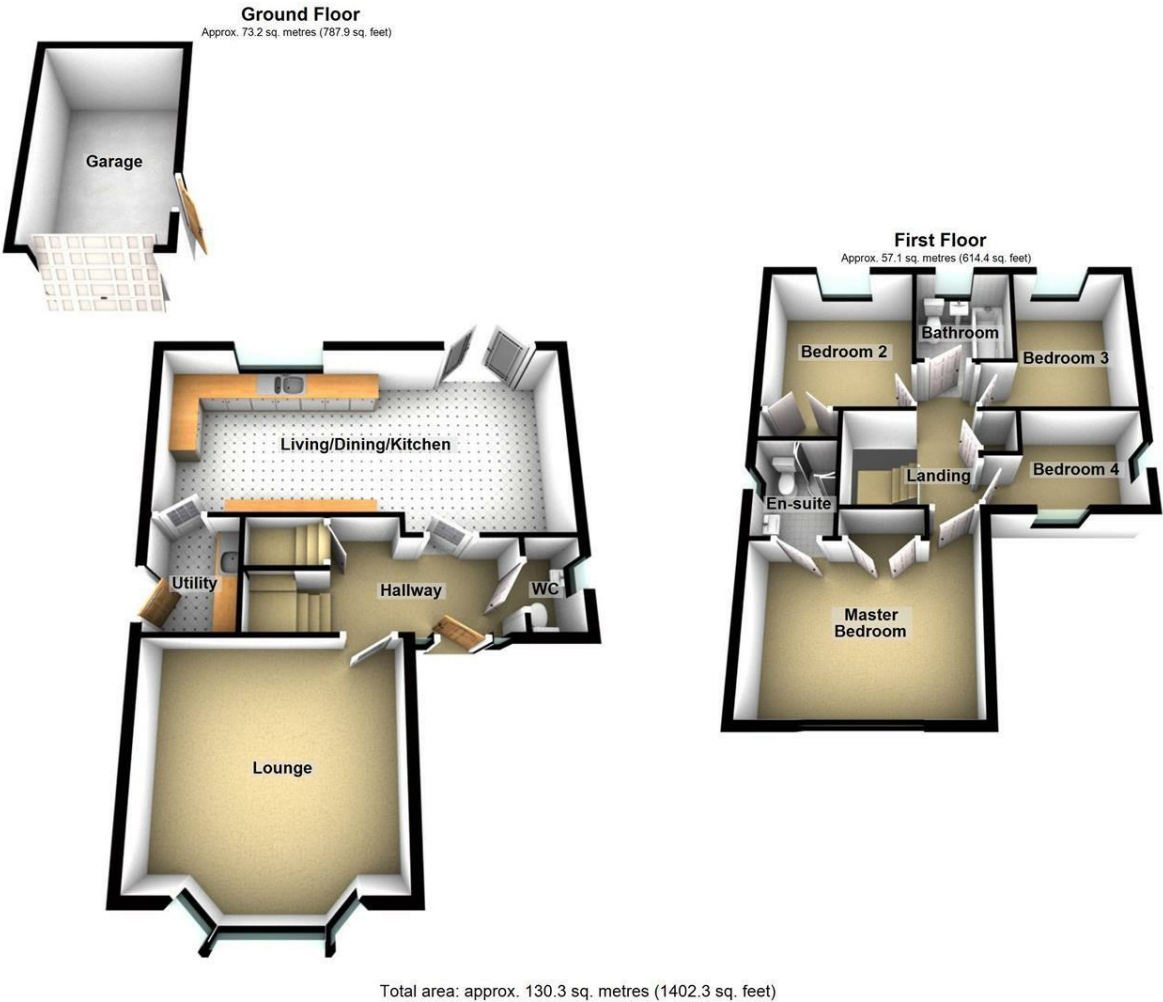
Rear Garden

Enjoying the benefits of a tall brick wall to one side the rest being enclosed by fencing. Mainly laid to lawn. Paved patio area. Outside power point. Paved pathway to side entrance gate and garage side entrance door.

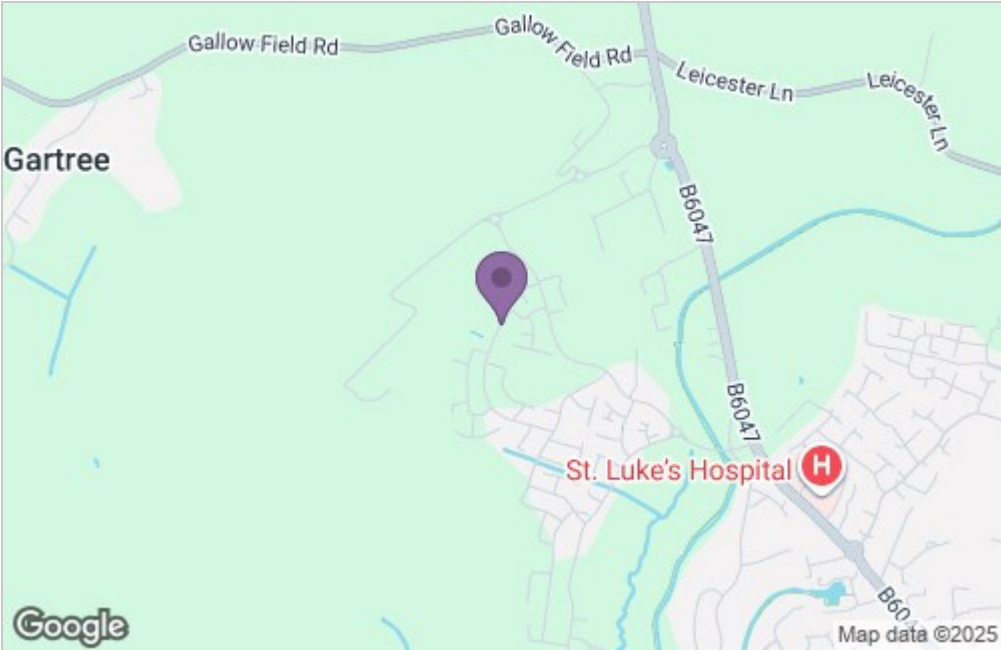
(Rear Garden Photo Two)

Rear Aspect

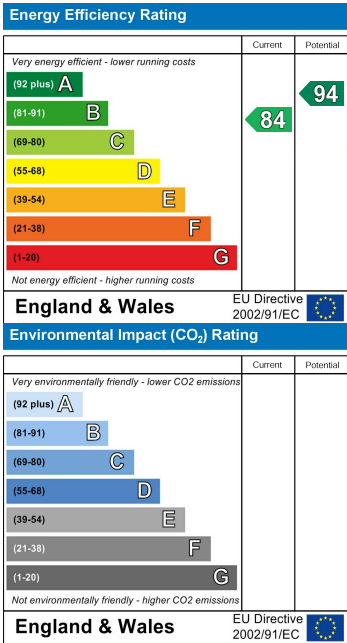
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise