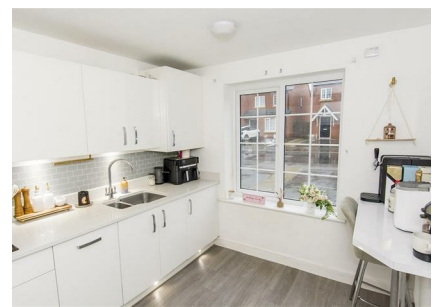


5 Stafford Way, Market Harborough, LE16 7EF



£300,000

An attractive Taylor Wimpey built three bedroom, three storey semi detached property, located in the well regarded Wellington Place development. Wellington Place enjoys a position close to Market Harborough's fantastic canal towpath with its own country park areas, Sainsbury's Local and primary school. It also provides easy access into Market Harborough's town centre with its vast range of further amenities. The property itself is well presented and spacious and briefly comprises entrance hallway, breakfast kitchen, ground floor WC and lounge/diner. To the first floor there are two double bedrooms, bathroom and stairwell and to the second floor, there's a large master bedroom with built in wardrobes and en-suite. Outside, there is a driveway for two cars in front of the property and a south-west facing rear garden.

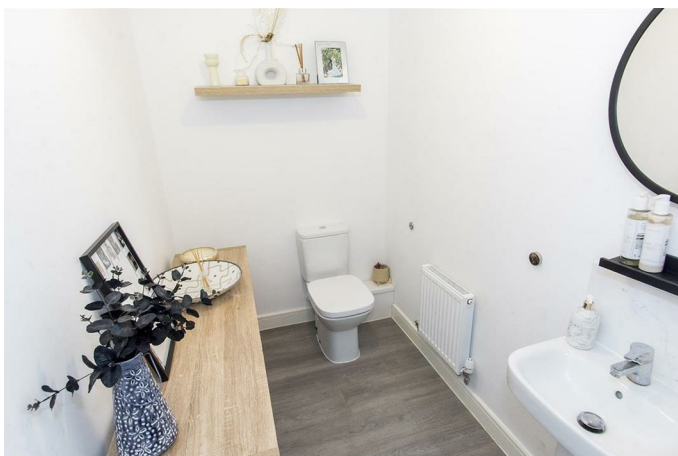
Service without compromise

Entrance Hallway



Double-glazed front entrance door. Understairs storage cupboard. Cloaks cupboard. Radiator.

Ground Floor WC



WC. Wash hand basin. Radiator.

Breakfast Kitchen 11'2" x 8'4" (3.40m x 2.54m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units with upgraded quartz worktops. One and a half bowl sink inset. Electric double oven. Ceramic hob with extractor hood over. Integrated fridge/freezer. Breakfast bar. Integrated washing machine. Integrated dishwasher.



Lounge/Diner 15'7" x 10'8" (4.75m x 3.25m)



UPVC double-glazed French doors with sidelights leading out to the rear garden. Radiator.

First Floor Landing

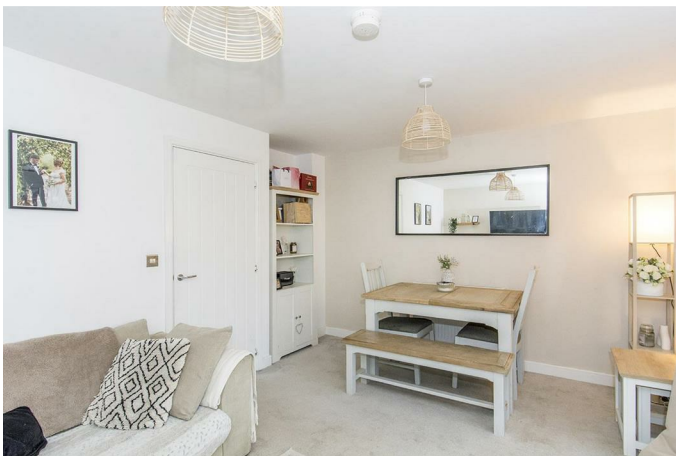


Radiator.

Bedroom Two 15'7" x 10'2" (4.75m x 3.10m)



UPVC double-glazed window to rear. Storage cupboard. Radiator.



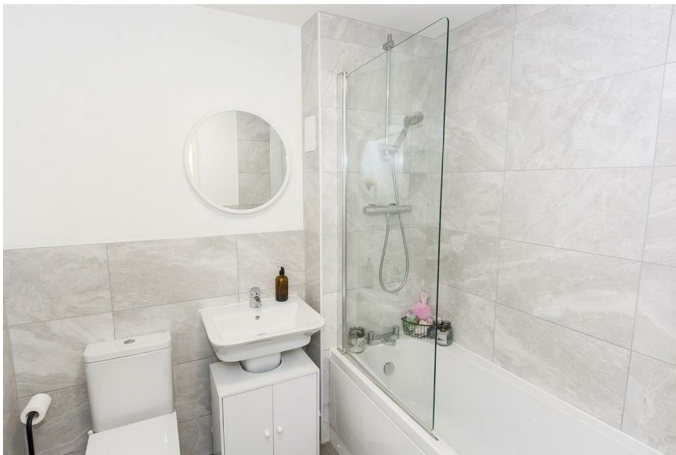
Bedroom Three 9'6" x 8'4" (2.90m x 2.54m)



UPVC double-glazed window to front. Radiator.



Family Bathroom 7'0" x 6'2" (2.13m x 1.88m)



WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splashbacks.



Stairwell



UPVC double-glazed window to front. Radiator. Stairs leading to second floor.

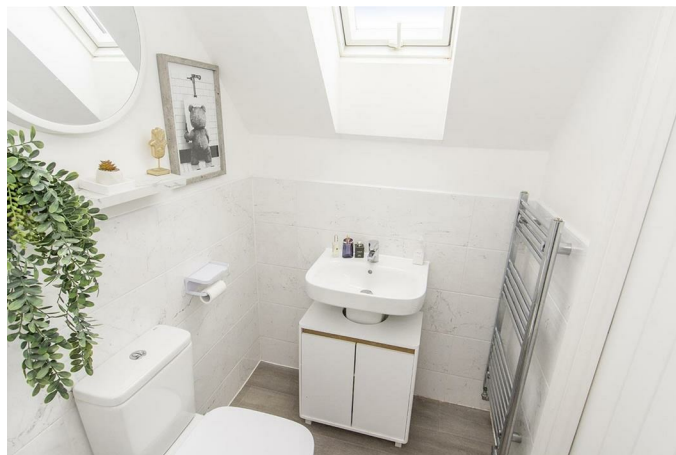
Master Bedroom 16'8" x 15'7" max into stair recess
(5.08m x 4.75m max into stair recess)



UPVC dormer window to front. Double-glazed sky light to rear. Built in wardrobes. Radiator.



Master En-Suite 7'3" x 4'6" (2.21m x 1.37m)



Double-glazed sky light to rear. WC. Wash hand basin. Shower cubicle. Tiled splashbacks. Heated towel rail.

Front

Two car tarmacked driveway, directly in front of the house. Gated side access leading to the rear garden.

Rear Garden

South-west facing. Paved patio area. Lawned area. Enclosed by timber fencing.

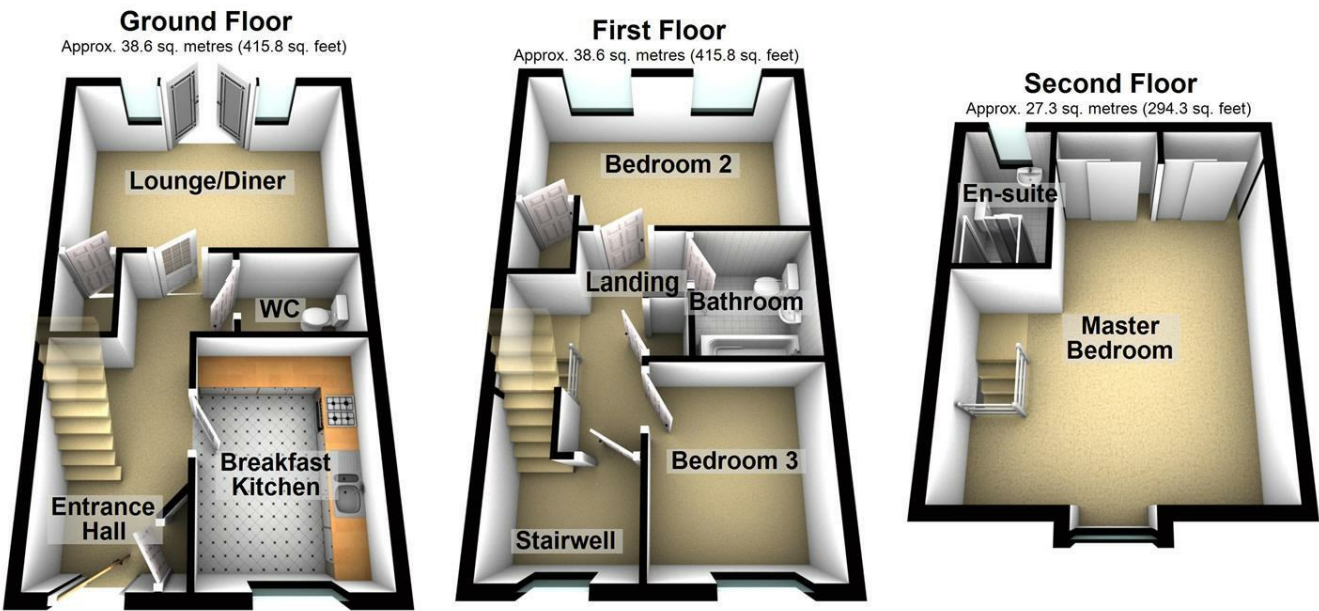




Rear Aspect

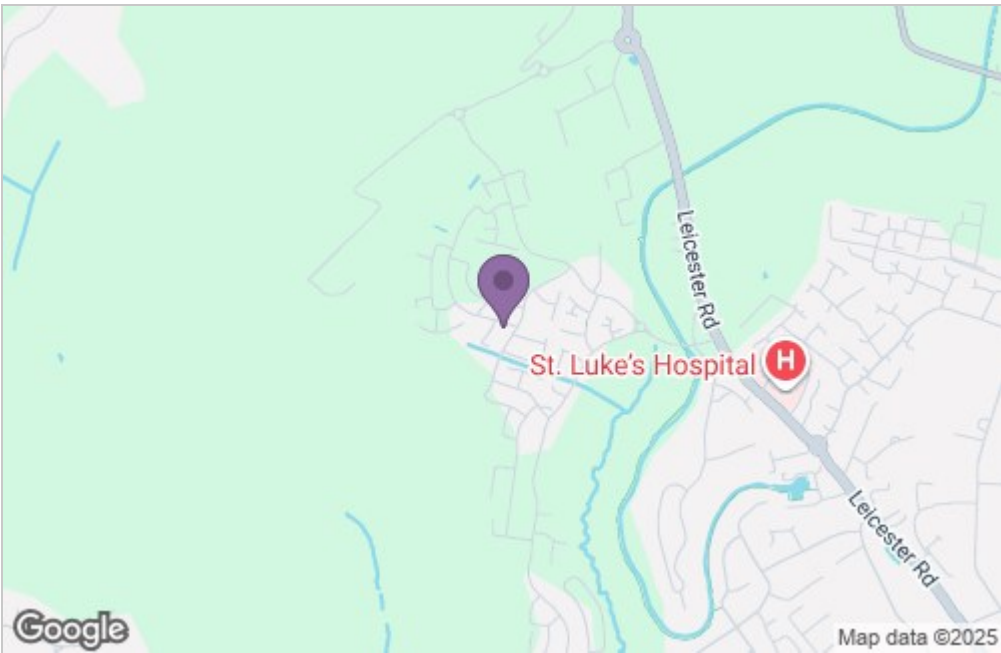


Floor Plan

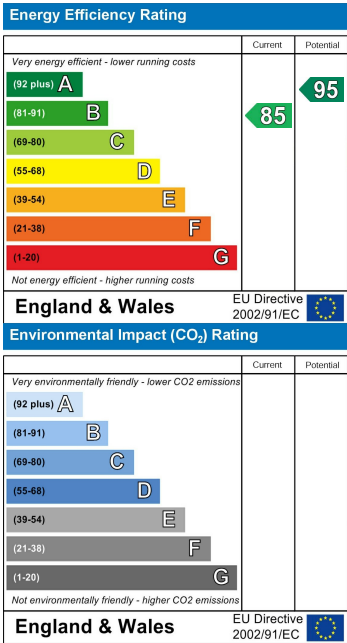


Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise