



**HENDERSON
CONNELLAN**
ESTATE AGENTS

10 Woodward Drive,

3 2 1



“As Good As New”

Built in 2021 by Davidsons Homes this well-presented detached home is as good as new, boasting the unique ‘Moreley’ design, featuring an attractive corner position with three double bedrooms and off-road parking for three cars!

Situated within the popular Wellington Place development, the property is conveniently located within walking distance to the canal, countryside walks, local schools, and the town centre. The A6 is easily accessed with links to the M1. The development also has plans in place to build further amenities to include a school.

Entrance is gained through a composite front door into a welcoming entrance hall boasting Karndean flooring, a guest WC, a storage cupboard, and stairs rise to the first floor.

Beautifully appointed living room boasting a dual aspect flooding the room with an abundance of natural light, with a window to the front elevation and French patio doors leading out to the garden.

Well-presented kitchen/dining room featuring Karndean flooring, space for a large dining table and chairs, a utility cupboard, and an external door to the driveway.

The kitchen comprises a host of eye and base level units, a marble effect rolltop work-surface with a matching up-stand, a one and a half bowl Blanco sink with a mixer tap and draining board, an AEG double oven with a built-in microwave, a four-ring gas hob with a chimney hood extractor and a Zanussi integrated dishwasher.

The utility cupboard offers an ideal store/pantry with space and plumbing for a washing machine.

Guest WC comprising continued Karndean flooring, porcelain wall tiles, a wall hung wash hand basin and a low-level WC.

Stairs rise to a naturally light first floor landing with a window to the rear elevation and an airing cupboard.

Impressive main bedroom boasting a generous window to the front elevation providing a south-west facing aspect with fitted wardrobes, a loft hatch and an ensuite shower room.

The luxury ensuite shower room comprises Karndean flooring, LED ceiling spotlights, two tone porcelain wall tiles and a white ‘Villeroy & Bosch’ three-piece suite to include an oversized shower cubicle with an Aqualisa shower over, a pedestal wash hand basin and a low-level WC.

Bedrooms two and three also benefit from being double in size with fitted wardrobes.

Modern family bathroom featuring Karndean flooring, LED ceiling spotlights, two tone porcelain wall tiles and a white ‘Villeroy & Bosch’ three-piece suite. The three-piece suite incorporates a panel enclosed bath with a shower screen and shower attachment, a pedestal wash hand basin and a low-level WC.

Set back from the road the property boasts a neat and attractive frontage featuring a lawn, planted borders, a paved pathway to the front door and a driveway with off road parking for two cars. There is also a side gate to the rear garden and an additional off road parking space for one car.

The rear garden has been beautifully landscaped by the current owners and boasts a well-kept lawn, gravelled borders with a raised flower bed, two paved patio areas and a summer house.





- Kitchen/ Dining Room - 5.13m x 3.71m (16'10" x 12'2")Max
- Living Room - 5.36m x 3.35m (17'7" x 11'0")
- WC - 1.32m x 1.55m (4'4" x 5'1")Max
- Main Bedroom - 4.06m x 3.33m (13'4" x 10'11")Max
- En Suite - 2.34m x 1.55m (7'8" x 5'1")
- Bedroom Two - 3.18m x 2.79m (10'5" x 9'2")Max
- Bedroom Three - 3.15m x 2.69m (10'4" x 8'10")Max
- Bathroom - 2.39m x 1.98m (7'10" x 6'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

