



“A Location, Interior and Proportions to Impress!”



41 Ashley Way
Market Harborough
LE16 7XD

£675,000



“A Location, Interior and Proportions to Impress!”

We welcome you to experience this simply sensational “David Wilson” built residential property, which is impeccably presented and provides a super floor plan.





Property Highlights

This fantastic four-bedroom detached family home, offering a desirable location, has generous proportions with a flexible ground floor layout, a detached double garage and a host of upgrades that include solar panels, an air source heat pump and combination gas boiler (hybrid system).

Located in a highly sought after residential area that is within walking distance of the neighbouring green with children's play areas, Meadowdale Academy primary school, town centre and train station which offers excellent commuter links into London.

The property benefits from solar panels, an air source heat pump, combination boiler (hybrid system) and cavity wall insulation all installed in December 2022. This contributes to an improved energy efficiency rating and reduced bills of which the vendor is keen to share.

The welcoming entrance hall is flooded with natural light from the two side windows offering an impressive and grand feel, featuring a stunning central staircase rising to the first-floor landing. The entrance hall accommodates a guest WC.



Property Highlights

The airy, open plan kitchen/dining/family room is in excellent decorative order, providing a fantastic entertaining room with ample space for a dining table and chairs and sofa family area. The dining/family room overlooks the delightful, attractively maintained rear garden through a host of windows, French doors leading out to the rear garden and ample space for dining and living.

The modern fitted kitchen comprises of a range of high gloss eye and base level units, ceramic tiled splash backs, a roll top work surface, a one and a half bowl sink with draining board, a double oven and a four-ring gas hob with extractor hood over. There is also an integrated fridge/freezer, dishwasher and breakfast bar.

The separate utility room comprises of useful pantry cupboard, an array of eye and base level units, a roll top work surface, stainless a sink and space for both a washing machine and tumble dryer, and additional side door access out to the garden and detached garage. There is also a modern combination boiler fitted in December 2022 with the benefit of a 7-year guarantee from installation.

The beautifully appointed living room is situated to the rear elevation offering an attractive outlook onto the back garden with French doors leading out, a feature gas fireplace and is in excellent decorative order.



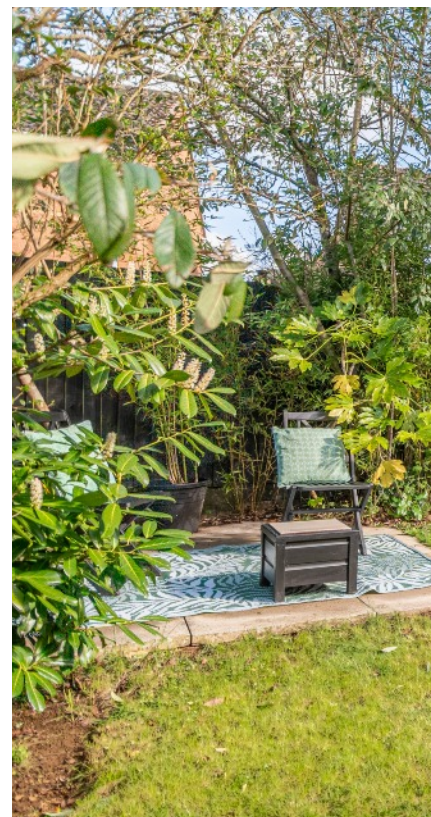
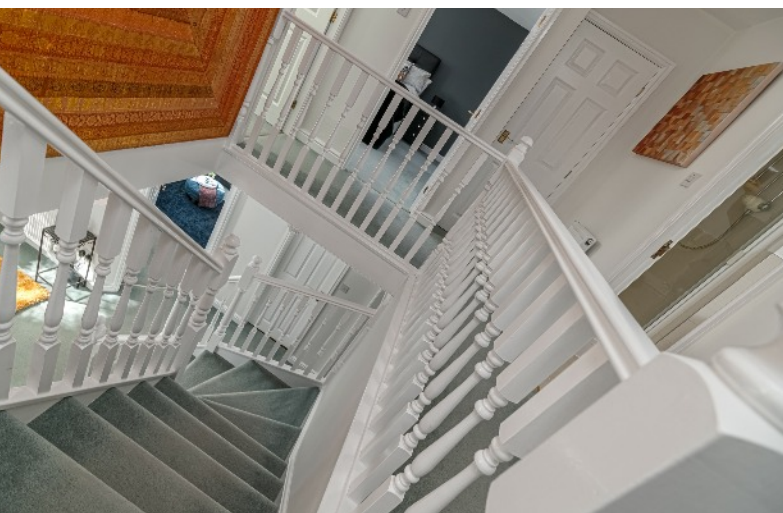
Property Highlights

The formal dining room/snug room is naturally lit from the generous window to the front elevation. It offers a flexible design and is currently used as a second sitting room.

The ground floor study makes an ideal home office for those working from home or has the potential to be used as a playroom or music room.

Stairs rise to a generously sized and well-presented first floor landing with an airing cupboard and a loft hatch with access to a partially boarded attic. The residence has four double bedrooms all with fitted wardrobes and well-presented décor. The impressive principal bedroom boasts a fantastic dressing area with an array of fitted wardrobes and an en-suite shower room. The contemporary en-suite features floor to dado height tiling and a three-piece suite to include a walk-in double width shower, a low-level WC and a wash hand basin.

The family bathroom with floor to dado height tiling, has a four-piece suite including a panel enclosed bath, a fully tiled and enclosed shower cubicle and pedestal wash hand basin.





Outside

Set back from the road and occupying an elevated position with views beyond the neighbouring properties, this charming family home offers a desirable plot. Neatly positioned, the property boasts a neat frontage featuring a front lawn which is enclosed by a low level, well maintained hedgerow. A hard standing driveway provides off road parking for a minimum of three cars and a paved path leads to the front door with well stocked planted borders. To the side elevated is a detached double garage with an electric door and a side personnel door.

The rear garden has been beautifully maintained and well designed with a variety of sections. The garden is mainly laid to lawn with two tiered areas and features central steps enclosed by timber sleepers with a wealth of well stocked planted borders. The garden is surrounded by an array of mature trees, bamboo and shrubbery offering a good degree of privacy. There are two paved patio areas ideal for seating and enjoying the sun, access to the green house and side access to the front with a generous gravelled section.

Measurements

Living Room -

5.11m x 3.53m (16'9" x 11'7")

Kitchen/Dining/Family Room -

6.68m x 5.18m (21'11" x 17'0") max

Utility Room -

2.34m x 1.6m (7'8" x 5'3")

Study -

3.53m x 2.16m (11'7" x 7'1") max

Dining Room -

4.17m x 2.44m (13'8" x 8'0") max

WC -

2.08m x 0.84m (6'10" x 2'9")

Main Bedroom -

4.22m x 3.66m (13'10" x 12'0")

Dressing Room -

3.15m x 1.55m (10'4" x 5'1")

En Suite Shower Room -

2.34m x 2.02m (7'8" x 6'7")

Bedroom Two -

3.84m x 3.53m (12'7" x 11'7") max

Bedroom Three -

3.63m x 3.28m (11'11" x 10'9")

Bedroom Four -

3.31m x 2.95m (10'10" x 9'8") max

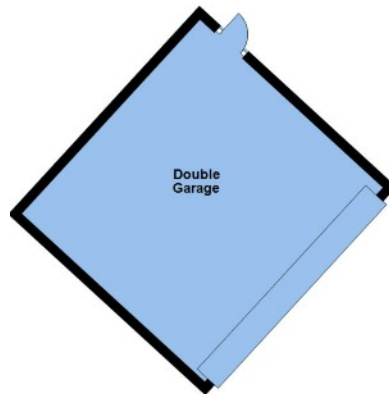
Bathroom -

2.95m x 2.13m (9'8" x 7'0") max

Garage -

5.59m x 5.21m (18'4" x 17'1")

Ground Floor



First Floor



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