



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Dogwood Drive, Market Harborough

2 1 1



## "More Than Meets The Eye!"

Neatly tucked away down a private enclave, this beautifully appointed two bedroom property boasts a scenic outlook, side by side off road parking and a timber constructed cabin currently used as a home office, offering more than what meets the eye!

Built in 2022 by David Wilson Homes and in excellent decorative order, the property offers an excellent purchase for first time buyers, downsizers or investors, and is available to purchase with NO CHAIN.

Sought after residential location within walking distance of the neighbouring countryside, Market Harborough's thriving town centre, train station and other local amenities.

Entrance hall with Bynl Pro, tile effect waterproof laminate flooring, access to the guest WC and stairs rise to the first floor.

Stunning fitted kitchen situated to the front elevation with a feature window overlooking the neat frontage and established trees offering a private outlook. The kitchen comprises a range of high gloss eye and base level units, a square edge worktop with upstand, a stainless steel sink with draining board and an integrated oven with a four ring ceramic hob with extractor hood over. The kitchen comprises a host of integrated appliances to include a fridge/freezer, dishwasher and washing machine.

Fantastic, open plan living/dining room in excellent decorative order with high quality carpets and French doors lead out to the rear garden. The well-proportioned room benefits from ample space for a dining table and chairs, a living area and access to the useful under stairs storage cupboard.

Guests WC with attractive wall tiling, Bynl Pro, tile effect waterproof laminate flooring and a two piece suite to include a low level WC and a pedestal wash hand basin.

Two double bedrooms, both boasting a neutral decor with two feature windows flooding the rooms with natural light and the second bedroom benefitting from a scenic view and an oversized storage cupboard.

The main bedroom is located to the rear elevation overlooking the garden with a host of fitted wardrobes.

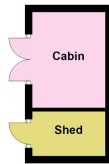
Luxury bathroom featuring attractive dado height tiling, a heated towel rail and a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

Nestled down a private enclave, the property occupies a desirable position with a scenic and private outlook. Set back from the road, the property features a hard standing driveway providing side by side off road parking for two cars and a paved path leads to the front door. There are two feature bark chipping borders, edged white stones and shrubbery and side access to the rear garden.

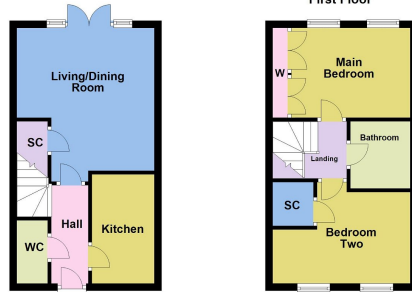
The east facing rear garden is of a generous size and has been recently landscaped featuring a paved patio, main lawn and a raised decked section, perfect for entertaining. There is also access to the timber constructed cabin with the benefit of power, light and cleverly designed into two sections. To one side of the cabin is a storage shed and the other side is used as a home office.



Ground Floor



First Floor



- Living/Dining Room - 4.01m x 3.91m (13'2" x 12'10") max
- Kitchen - 3.05m x 1.75m (10'0" x 5'9")
- WC - 1.78m x 0.86m (5'10" x 2'10")
- Main Bedroom - 3.33m x 2.51m (10'11" x 8'3")
- Bedroom Two - 3.91m x 2.84m (12'10" x 9'4") max
- Bathroom - 1.88m x 1.68m (6'2" x 5'6")
- Cabin - 2.67m x 2.06m (8'9" x 6'9")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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

