



**HENDERSON
CONNELLAN**
ESTATE AGENTS

24 Alvington Way, Market Harborough LE16 7NF

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“Location & Design Combine...”

...to feature this desirable detached property situated in a sought-after area on Alvington Way, boasting generous proportions throughout, a stunning galleried landing, four double bedrooms, a single garage, off road parking and a delightful rear garden!

Conveniently located within walking distance to the town centre, local primary and secondary academies, the Grand Union Canal, other local amenities, and the train station with commuter rail links to London St Pancras in under an hour.

Entrance through the timber and part glazed front door leading into the inviting entrance with a stunning galleried landing drawing the eyes upward, high quality Amtico flooring, access to the guest WC and stairs flow up to the first-floor landing.

Spacious living room with a large bay window to the front elevation injecting natural light, a feature gas fireplace and double doors open through to the dining room.

Formal dining room with ample space for an eight-seater dining table and chairs, a door through to the kitchen and double doors open through to the conservatory.

Light and airy conservatory featuring high quality Amtico flooring, French doors opening out to the rear patio and wrap-around windows overlooking the garden.

Kitchen comprising ceramic tiled flooring, double windows to the rear elevation, a host of eye and base level fitted units, roll top work surfaces, a composite one and a half bowl sink, an integrated Hotpoint electric oven with a four-ring gas hob, an integrated Miele dishwasher and a door through to the utility room.

Utility room comprising ceramic tiled flooring, eye and base level units, a stainless-steel sink, space for a washing machine and tumble dryer, a door through to the garage and a door out to the rear patio. The Worcester Bosch boiler is housed in a cupboard in the utility room and was fitted in 2019 and serviced annually.

Integral single garage with a manual up and over door and benefitting from power and light.

Guest WC comprising LVT flooring and a white two-piece suite.

First floor landing with access to the attic via a hatch.

Spacious main bedroom with a vaulted ceiling giving a real sense of space, two fitted wardrobes and an en suite shower room. The en suite comprises vinyl flooring, ceramic tiled walls, and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a double-width shower enclosure with a fitted shower over.

Three further bedrooms, all of which benefit from being double in size with the second bedroom featuring fitted wardrobes.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

The property features a neat and attractive frontage with a hard standing driveway sweeping up to the front of the property with off road parking for two cars. The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and terrain with friends. A wrap-around mature borders with mature shrubbery and trees encircles a well-maintained lawn.





- Living Room - 4.5m x 3.81m (14'9" x 12'6") excluding bay
- Dining Room - 3.61m x 2.67m (11'10" x 8'9")
- Kitchen/Breakfast Room - 4.88m x 3.48m (16'0" x 11'5") max
- Conservatory - 3.73m x 3.2m (12'3" x 10'6")
- Main Bedroom - 3.81m x 4.55m (12'6" x 14'11") max
- En Suite - 2.16m x 1.47m (7'1" x 4'10") max
- Bedroom Two - 3.76m x 2.54m (12'4" x 8'4")
- Bedroom Three - 3.05m x 2.67m (10'0" x 8'9") excluding bay
- Bedroom Four - 2.67m x 2.54m (8'9" x 8'4") max
- Bathroom - 2.54m x 2.18m (8'4" x 7'2")



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.

