



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

20 Raby Drive,

£260,000

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“Attention First Time Buyers, Investors and Downsizers!”

Situated in a popular residential location on the Wellington Place development, this impressive semi-detached property was built in 2021 by the well-regarded Taylor Wimpey homes and is a perfect choice for first time buyers, investors, and downsizers alike with his generous proportions, high standard of finish, two double bedrooms and a west-facing rear garden!

Conveniently located within walking distance to the Grand Union Canal with the tow path winding up to the Waterfront pub and restaurants. The town centre and train station are also within walking distance, with the train station providing commuter rail links into London within an hour.

Entrance through the composite front door leading inviting entrance hall with high quality Amtico flooring, access to the useful under stair storage cupboard and stairs flow up to the first floor.

Modern kitchen comprising vinyl flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink, an integrated electric cooker with a four-ring gas hob, and space for a washing machine and fridge/freezer (freestanding appliances available by separate negotiation).

Guest WC comprising attractive vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white two-piece suite.

Spacious and naturally light living room boasting continued Amtico flooring and a door out to the west facing garden.

First floor landing within access to all upstairs room and the attic via a hatch in bedroom two.

Two generous bedrooms, both of which benefit from being double in size with the second bedroom featuring double windows to the front elevation injecting natural light.

Modern and stylish bathroom comprising attractive vinyl flooring, ceramic tiled walls, and a white three-piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath with a fitted shower over.

The property boasts a neat frontage with a hard standing driveway providing off road parking for two cars and a path to the front door. The west-facing rear garden features a spacious paved patio leading from the rear doors offering the ideal space to sit out and enjoy the afternoon sun with a gate leading to the side of the property. The remaining garden is a lawn area and a timber shed at the rear ideal for storage.

**Kitchen/Breakfast Room** - 3.02m x 2.54m (9'11" x 8'4")

**Living/Dining Room** - 4.65m x 3.15m (15'3" x 10'4")

**WC** - 1.88m x 1.42m (6'2" x 4'8")

**Main Bedroom** - 4.67m x 3.18m (15'4" x 10'5")

**Second Bedroom** - 4.67m x 3.68m (15'4" x 12'1") max

**Bathroom** - 1.96m x 1.96m (6'5" x 6'5")





- Perfect for First Time Buyers, Investors or Downsizers
- Desirable Location Near the Grand Union Canal
- Two Double Bedrooms
- Two Off Road Parking Spaces



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	84	
(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.

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