



**“A Grand Design”**



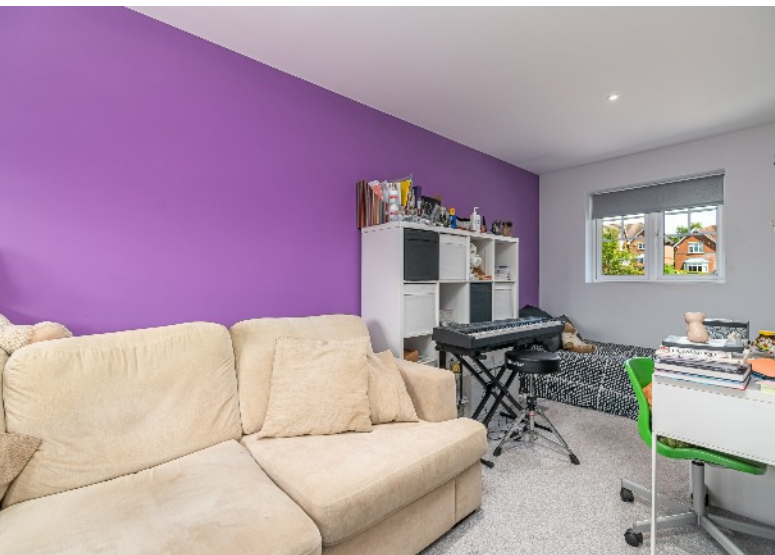
61 Alvington Way  
Market Harborough  
LE16 7NF



## “A Grand Design”

Situated on the ever-popular Alvington Way in a desirable part of the town, this stunning detached residence has been extensively extended and thoroughly modernised throughout boasting a high standard of finish, a beautiful kitchen extension, four double bedrooms and a fantastic, landscaped garden!





## Property Highlights

Conveniently located within walking distance to Robert Smyth Academy, the town centre with a variety of independent local shops and restaurants, and the train station with links into London St Pancras within an hour.

Entrance through the composite front door leading into the inviting entrance hall with stunning herringbone-style wide plank ceramic tiled flooring, stairs flowing up to the first-floor landing and a useful under stair storage cupboard.

Beautifully appointed living room boasting a bay window to the front elevation injecting natural light, recessed LED lighting, and a bespoke media unit fitted into the far wall with storage spaces, space for a large TV and an inset electric fireplace.

Guest WC comprising ceramic tiled flooring and a white two-piece suite to include a low-level WC and a wash hand basin mounted on a vanity unit.

The beautifully extended kitchen/dining/family room is the real showstopper of the property featuring herringbone style wide plank ceramic tiled flooring, underfloor heating, two electric-opening lantern windows with recessed lighting, space for a large dining table and chairs and full-height Sightline, anti-glare, pocket sliding doors recessed into the wall.



## Property Highlights

The kitchen comprises a host of two tone eye and base level fitted units, white granite work surfaces, a one and a half bowl Franke sink with drainage grooves into the granite, an integrated wine fridge, and a host of Neff appliances to include a larder fridge, a larder freezer, a dishwasher, two Slide'n'Hide ovens (one with a steam function), a five ring induction hob with a recessed extractor, a beautiful island unit with a breakfast bar and a door through to the utility room.

Separate utility room with continued herringbone style tiled flooring, further eye and base level units, white granite work surfaces, space for a washing machine and a wall-mounted Worcester boiler.

The extension for the kitchen has created a fantastic office space with open shelving through to the kitchen/dining/family room, a matching lantern window with electric opening and ample space to be utilised as a second reception room, playroom or music room.

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

Beautifully appointed main bedroom with a vaulted ceiling, a window to the front elevation injecting natural light, two fitted wardrobes and an en suite shower room. The en suite comprises carpeted flooring, a low-level WC, a vanity enclosed wash hand basin and a shower cubicle with a fitted shower over and ceramic tiled splash back.



## Property Highlights

The extension over the garage has created a fantastic second bedroom, formed in an L-shape offering a fantastic bedroom space or to be utilised as a teenagers' reception room with dual aspect windows flooding the room with natural light.

Two further bedrooms, one of which is double in size and the fourth currently utilised as a dressing room.

Family bathroom comprising herringbone style ceramic tiled flooring, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a Mira electric shower over.

Remaining garage space with a manual up and over door and benefitting from power and light.





## Outside

The property boasts a neat and attractive frontage comprising a hard standing driveway leading to the garage space providing off road parking for three cars. Two bespoke flower beds are retained by timber sleepers and sit on both sides of the driveway with Porcelain patio and access to the rear of the property via the left-hand side.

The south-west facing rear garden is a real sun trap and has been expertly landscaped and beautifully maintained. A Porcelain tiled patio leads from the rear sliding doors offering a fantastic space with the flow through from the kitchen.

Steps lead down to a well-maintained lawn area with raised timber sleeper flower beds and a mature tree at the far-right corner. A further Porcelain patio has been created to offer a further seating area. The tiled patio flows around to a brick built shed with a fibreglass roof, benefitting from power and light.

Ground Floor



First Floor



**Measurements**

**Living Room -**

4.42m x 3.73m (14'6" x 12'3")max

**Kitchen/ Dining/ Family Room -**

6.27m x 5.54m (20'7" x 18'2")max

**Utility Room -**

1.96m x 1.68m (6'5" x 5'6")

**Study -**

5.64m x 2.21m (18'6" x 7'3")

**Remaining Garage Space -**

3.23m x 2.62m (10'7" x 8'7")

**Main Bedroom -**

4.42m x 2.82m (14'6" x 9'3")max

**En Suite -**

2.41m x 2.34m (7'11" x 7'8")max

**Bedroom Two -**

5.79m x 4.75m (19'0" x 15'7")max

**Bedroom Three -**

2.97m x 2.44m (9'9" x 8'0")

**Bedroom Four -**

2.77m x 2.36m (9'1" x 7'9")

**Bathroom -**

2.08m x 1.98m (6'10" x 6'6")



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