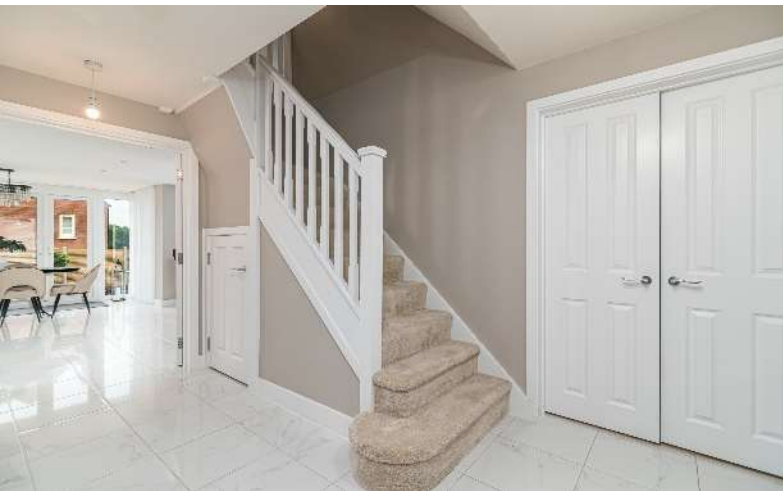




“Showhome Quality”



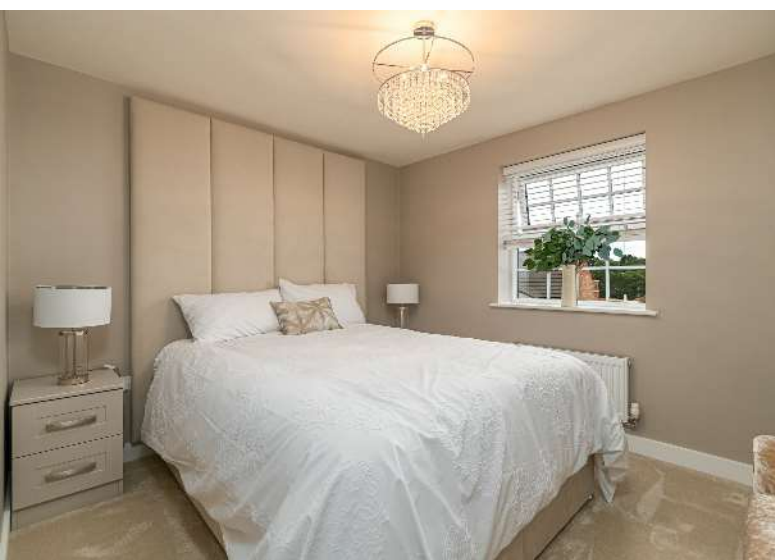
Hardy Road
Market Harborough
LE16 7AW



Show Home Standard With a Host of Upgrades Throughout!

Built by the renowned builder Davidson Homes on the sought after Wellington Place development, this executive four bedroom detached family home boasts the popular 'Castleton' design with over £32,000 worth of upgrades, a recently landscaped rear garden and a detached double garage!





Property Highlights

This attractive, Georgian style property built in October 2023 is as good as new whilst offering a wealth of charm with its architectural features, a flexible family layout with two en suite facilities, a stunning kitchen/dining/family room spanning the width of the property and off road parking for four cars.

Situated on the desirable Wellington Place development within a stones throw of the neighbouring countryside, open greens, the canal and the soon to be built amenities including a primary school. The property is also within walking distance of Market Harborough's thriving town centre, train station and other local amenities.

Entrance is gained into the grand and inviting entrance hall with marble effect tiled flooring, access to the guest WC, the under stairs storage cupboard and stairs rising to the first floor.

Contemporary guest WC with floor to ceiling tiling and a two piece suite to include a low level WC and a pedestal wash hand basin.

Beautifully appointed living room with double doors providing access from the hallway, featuring a charming Georgian style front window, immaculate carpets and tasteful decor.



Property Highlights

Stunning, open plan kitchen/dining/family room situated to the rear elevation overlooking the garden with three sets of French doors, continued marble effect tiled flooring and ceiling spot-lights, offering a fantastic entertaining room. This exceptionally spacious and impressive room has been finished with a host of upgrades, whilst benefitting from ample space for a large dining table and chairs and a versatile family area, flooded with natural light.

The high quality, Sherwin Hall kitchen offers upgraded shaker style eye and base level units, a gorgeous Quartz worktop featuring a contemporary vein detail, an upstand with a quartz continuation up to the hob, and an inset stainless steel one and a half bowl sink with draining grooves. The beautifully designed kitchen features a central island with breakfast bar and integrated wine cooler offering a stunning focal point to the room. There are a host integrated appliances to include a double AEG self-cleaning oven, a five ring induction hob with extractor hood over, fridge/freezer and dishwasher.

Separate utility room with continued marble effect tiled flooring, additional unit storage, a stainless steel sink, space for a washing machine, tumble dryer and side access out to the garden.

Ground floor study also with a Georgian style front window offering a wealth of charm making the ideal home office, play room or music room.



Property Highlights

Generously sized first floor landing with access to all rooms, two storage cupboards and the loft hatch.

Four double bedrooms all with upgraded 'Albert Henry' shaker style wardrobes, high quality carpets and a well-presented decor.

Immaculately presented main bedroom with access to a dressing room fully fitted with shaker style wardrobes and an en suite shower room. The en suite features neutral floor to ceiling tiling, spotlights, upgraded additional electric points and a three piece suite to include a double width shower, a low level WC, and a pedestal wash hand basin.

Second bedroom making the ideal guest room with an en suite shower room featuring a side window, floor to ceiling tiling, a chrome heated towel rail and a three piece suite to include a double width shower, a low level WC and a pedestal wash hand basin.





Outside

Occupying a corner plot and situated on a desirable street full of character with similar Georgian style properties, the property features a neat frontage with two borders and a central paved path leads to the front door. To the side elevation is a hard standing driveway providing off road parking for a minimum of four cars and access to the detached double garage. The rear garden has been professionally landscaped with a raised contemporary paved patio, retained by timber sleepers. Steps lead down to a recently landscaped section finished in July 2024 comprising a further paved patio area perfect for seating and a lawn section. The garden is neatly retained by a charming red brick wall to the side elevation, timber batton fencing to the rear and a side gate provides access to the driveway.

Measurements

Living Room -
5.31m x 3.48m (17'5" x 11'5")

Study -
3.23m x 1.78m (10'7" x 5'10")

Kitchen/ Dining/ Family Room -
9.3m x 5.54m (30'6" x 18'2")max

Utility Room -
1.88m x 1.68m (6'2" x 5'6")

WC -
1.63m x 1.19m (5'4" x 3'11")

Main Bedroom -
4.17m x 3.56m (13'8" x 11'8")max

Dressing Room -
1.68m x 0.3m (5'6" x 1'0")

En Suite -
2.41m x 1.68m (7'11" x 5'6")

Bedroom Two -
3.68m x 3.1m (12'1" x 10'2")max

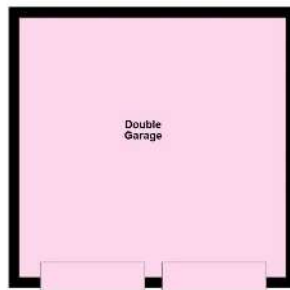
En Suite -
1.45m x 1.17m (4'9" x 3'10")

Bedroom Three -
3.28m x 2.67m (10'9" x 8'9")max

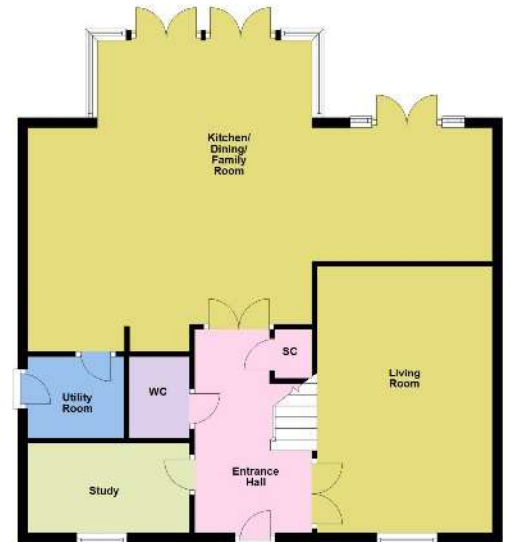
Bedroom Four -
3.81m x 3.1m (12'6" x 10'2")max

Bathroom -
2.64m x 2.11m (8'8" x 6'11")max

Double Garage -
5.33m x 5.18m (17'6" x 17'0")



Ground Floor



First Floor



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

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

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