



**HENDERSON
CONNELLAN**
ESTATE AGENTS

7 Wheat Close, Market Harborough LE16 9EP

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“An Excellent Opportunity”

Neatly tucked away within the desirable Ashton Rise development, this well-presented two-bedroom semi-detached property built in 2018 by Linden Homes offers an excellent opportunity for investors, down-sizers and first-time buyers, with its two double bedrooms, an ensuite shower room and a west facing garden!

Conveniently located within walking distance to local schools, the town centre with a variety of independent local shops and restaurants, gyms, the train station and other local amenities. The A4304 leads off Lubenham Hill with direct driving links to the M1.

Henderson Connellan would estimate a potential monthly rental income of approximately £1,025-£1,050pcm.

Entrance is gained into the beautifully appointed living/dining room boasting attractive timber effect flooring, a window to the front elevation, space for both living and dining and stairs rise to the first floor.

An inner hallway off the living provides access to a storage cupboard, a guest WC and a door into the kitchen.

The well-presented fitted kitchen is positioned to the rear elevation with timber effect flooring, a window and a door to the west-facing garden. The kitchen features an array of eye and base level units, a roll top work-surface with a matching up-stand, a Blanco one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob, a chimney hood extractor fan and space for a fridge freezer, washing machine and a dishwasher.

Guest WC comprising timber effect flooring, ceramic tiled splash backs, a pedestal wash hand basin and a low-level WC.

First floor landing with access to two bedrooms and a bathroom.

Two well-proportioned double bedrooms, featuring a neutral decor with the main bedroom to the front elevation and the second bedroom overlooking the garden.

The main bedroom benefits from a fitted cupboard and an ensuite shower room comprising attractive ceramic wall tiles, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Modern bathroom featuring timber effect flooring, ceramic wall tiles, a chrome heated towel rail and a white three-piece suite to include a panel enclosed bath with a shower attachment, a pedestal wash hand basin and a low-level WC.

Nestled down a desirable cul-de-sac, with views to the front of established trees and plantings, the property boasts a neat and attractive frontage with off road parking for two cars, planted borders, a pathway to the front door and a side gate to the rear garden.

The west-facing rear garden features a paved patio area and planted borders, two well-kept lawn areas with steps leading up, a timber shed and a side gate providing access to the front elevation. There is a service charge for the maintenance of the communal areas on the development, to FirstPort, at a charge of approximately £380.25 (payable in two instalments).





- Living Room - 4.75m x 3.81m (15'7" x 12'6")
- Kitchen - 3.78m x 2.59m (12'5" x 8'6")
- WC - 1.85m x 1.02m (6'1" x 3'4")
- Main Bedroom - 3.63m x 2.79m (11'11" x 9'2")
- En Suite - 2.21m x 0.89m (7'3" x 2'11")
- Bedroom Two - 3.81m x 2.64m (12'6" x 8'8")
- Bathroom - 2.11m x 1.68m (6'11" x 5'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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