



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rushton Road, Wilbarston

3 1 2



“Picturesque Village Living!”

Situated in the popular and picturesque village of Wilbarston, this impressive semi-detached property boasts generous proportions throughout, three double bedrooms, off road parking and a spacious rear garden!

Entrance through the glazed uPVC door leading into the entrance hall with a window to the side elevation, a useful under stair storage cupboard, stairs flowing up to the first-floor landing, and opening through into the kitchen.

Kitchen comprising vinyl flooring, eye and base level shaker style fitted units, roll top work surfaces, a stainless-steel sink with drainage board, an integrated electric oven, a four-ring electric hob, an integrated fridge, space for a washing machine and a door out to the side elevation.

Formal dining room with a window to the front elevation injecting natural light.

Spacious living room featuring sliding patio doors opening out to the west facing aspect and a feature electric fireplace offering a focal point to the room.

First floor landing with a window to the side elevation injecting natural light and access to the boarded attic via a hatch with a drop-down ladder and benefiting from lighting.

Three well-proportioned bedrooms, two of which are double in size with the main and third bedroom bedrooms offering far reaching views over the neighbouring countryside.

Modern shower room comprising vinyl tiled flooring and ceramic tiled walls, a heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a corner shower enclosure with a Mira Vista electric shower over.

The property features a neat and low maintained frontage with a gravelled forecourt enclosed by a low-level brick wall. To the side of the property is off road parking for one to two cars dependent on size, with a timber gate through to the rear garden. The rear garden is a fantastic size and boasts a west facing aspect creating a perfect space to sit out and enjoy the afternoon sun and watch sunsets over the fields. A spacious patio flows from the rear doors, flowing down steps to a lawn area with a mature tree at the centre and a greenhouse on the opposite side. A gravelled path flows through to the rear of the garden with mature and sculpted trees and a variety of mature shrubbery.

Living Room - 3.78m x 3.35m (12'5" x 11'0")

Dining Room - 3.51m x 2.84m (11'6" x 9'4")

Kitchen - 6.78m x 1.93m (22'3" x 6'4") max

Main Bedroom - 3.76m x 2.87m (12'4" x 9'5")

Bedroom Two - 3.02m x 2.84m (9'11" x 9'4")

Bedroom Three - 2.72m x 2.24m (8'11" x 7'4")

Shower Room - 2.26m x 1.93m (7'5" x 6'4")

WC - 1.57m x 0.97m (5'2" x 3'2")

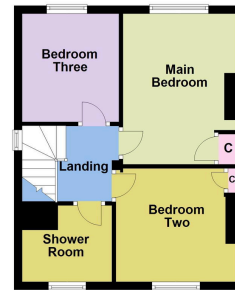
Store - 1.63m x 0.97m (5'4" x 3'2")



Ground Floor



First Floor



• Village Location

• Three Double Bedrooms



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.

