



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Wilson Grove, Market Harborough LE16 7EE

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"An Interior, Location & Proportions to Impress"

Built in 2022 by the reputable builder Taylor Wimpey this beautifully presented detached home is situated within a desirable cul-de-sac, boasting an immaculate interior, four double bedrooms, and a part converted garage creating an additional reception room!

Situated within the prestigious 'Wellington Place', the property is located within very close walking distance of the local primary school, new coffee shop and supermarket being built and the canal basin offering fantastic walks. The property is also conveniently located on the periphery of Market Harborough within walking distance of the town centre, train station, local amenities and offers easy access to the A6. Access is granted through composite door into the welcoming entrance hall with attractive timber effect flooring, an understairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room boasting a generous window to the front elevation, a striking feature media wall with an inset fireplace and double doors into the kitchen.

Well-presented study/playroom featuring a neutral décor and offering the flexibility to be used as a home gym or additional bedroom.

Stunning kitchen/dining room complete with attractive timber effect flooring, space for a large dining table and chairs, French patio doors to the garden and access to the utility room.

The stylish kitchen features an array of shaker style eye and base level units, a timber effect worksurface with a matching upstand, a one and a half bowl sink with a mixer tap and draining board, and a range of integrated appliances to include a double oven, a five gas hob, a fridge/freezer and a dishwasher.

The practical utility space is fitted with additional base units, a sink with mixer tap and draining board, an integrated washer dryer and access to the guest WC and a door to the garden.

Guest WC comprising a low-level WC and a wash hand basin.

Stairs rise to the first floor landing with loft access and a handy storage cupboard.

Fantastic main bedroom, positioned to the front elevation featuring a fitted wardrobe, ample space for a king size bed and a modern en-suite shower room.

The shower room comprises a chrome heated towel rail, attractive wall tiling and a three-piece suite to include a large shower cubicle, a wash hand basin and a low-level WC.

The second bedroom is also positioned to the front elevation and benefits from a modern en-suite shower room and a storage cupboard.

Two further double bedrooms which are positioned to the rear elevation overlooking the garden.

The family bathroom finished with neutral tiling boasting a three-piece suite comprising of a panelled bath with shower over, low-level WC and pedestal wash hand basin.

The garage has been thoughtfully converted to create a separate playroom/study, and a separate remaining garage space with a manual up and over door.

The property is nestled within a desirable cul-de-sac position and boasts a neatly presented frontage with a lawned front garden, a driveway providing off-road parking for two, access to the part converted garage and a pathway to the front door.

The rear garden is enclosed by timber fencing and designed with low maintenance in mind, mainly laid to lawn with a patio seating area ideal for outdoor entertaining.

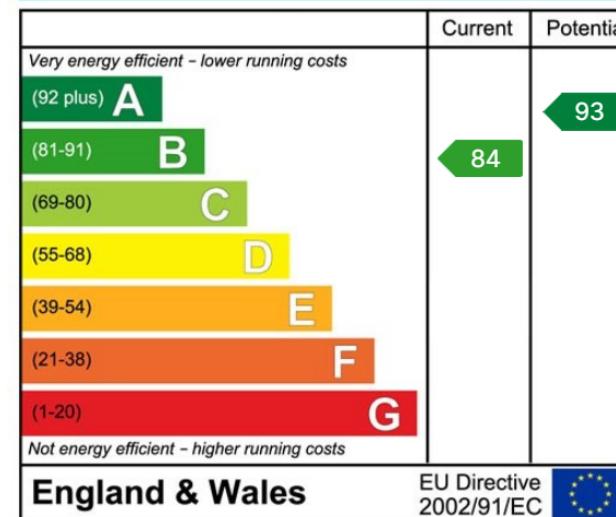




- Living Room - 5.69m x 3.53m (18'8" x 11'7")
- Kitchen - 6.43m x 3.25m (21'1" x 10'8")
- Study/Playroom - 3.66m x 2.87m (12'0" x 9'5")
- Utility - 2.21m x 1.45m (7'3" x 4'9")
- Main Bedroom - 4.32m x 4.06m (14'2" x 13'4") max En Suite - 2.97m x 1.83m (9'9" x 6'0")
- Bedroom Two - 4.75m x 3.51m (15'7" x 11'6") max En Suite Two - 2.06m x 1.75m (6'9" x 5'9")
- Bedroom Three - 4.11m x 2.97m (13'6" x 9'9") max
- Bedroom Four - 3.38m x 2.97m (11'1" x 9'9")
- Bathroom - 2.21m x 1.93m (7'3" x 6'4")
- Remaining Garage Space - 2.92m x 2.16m (9'7" x 7'1")



Energy Efficiency Rating



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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