



“Show Home Quality”



Cheney Avenue
Market Harborough
LE16 7GS



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Located within the desirable Wellington place development in Market Harborough, this beautifully presented home enjoys a peaceful position overlooking a stunning open green space to the front. Built in 2022, the property combines contemporary design with a high-quality finish throughout with a spacious open-plan layout, two en suite bedrooms, and excellent parking facilities including a garage and tarmac driveway comfortably fitting four cars and convenient guest parking at the front.





Property Highlights

Situated within walking distance of the town centre, local amenities, and well-regarded schools, the property also benefits from landscaped communal areas, scenic countryside walks including the stunning Union Warf canal, and easy access to Market Harborough train station with direct lines to London St Pancras in under an hour.

Entrance is granted into a welcoming hallway featuring Moduleo flooring, stairs rising to the first floor with a useful under stairs storage cupboard, access to the study, living room, open plan kitchen / family room and a modern WC featuring a low-level WC and wash basin.

A ground floor study with continued Moduleo flooring featuring a large window to the front elevation creating a bright and airy space perfect for a home office, playroom or music room.

Beautifully appointed living room with double doors leading from the hallway complemented by a large window to the front elevation, immaculate carpets and tasteful decor.



Property Highlights

Spanning the width of the property, the open-plan kitchen/dining/family room forms the heart of the home and provides the ideal space for entertaining. This exceptionally spacious room has been finished with a host of upgrades whist benefitting from ample space for a large dining table and chairs and a versatile family area, with three sets of French doors and large windows to the rear garden, the space is flooded with natural light

The kitchen comprises of continued Moduleo flooring, upgraded shaker style eye and base level units with square edge granite work surfaces and a host of integrated appliances including an AEG double oven, four ring gas hob with extractor hood over, fridge/freezer and dishwasher.

A separate utility room with continued Moduleo flooring provides additional square edge granite worktop space, storage, and space for washing machine and other appliances with a side access door leading to the garden.

Stairs rise to the first-floor landing with access to four bedrooms and the family bathroom and the airing cupboard.



Property Highlights

The main bedroom enjoys pleasant green views to the front and benefits from a dressing area with built-in wardrobes and a stylish en suite shower room comprising of a walk-in shower, wash hand basin and low-level WC finished with neutral tiling and chrome fittings.

The second bedroom benefits from being double in size and features fitted wardrobes and an en-suite comprising of a walk-in shower, wash hand basin and low-level WC also enjoying views of the beautiful green areas.

There are a further two bedrooms which are both double in size and benefit from fitted wardrobes.

The family bathroom with dado tiling featuring a white three-piece suite including a bath, a walk-in shower, a wash hand basin, a low level WC and a chrome heated towel rail.

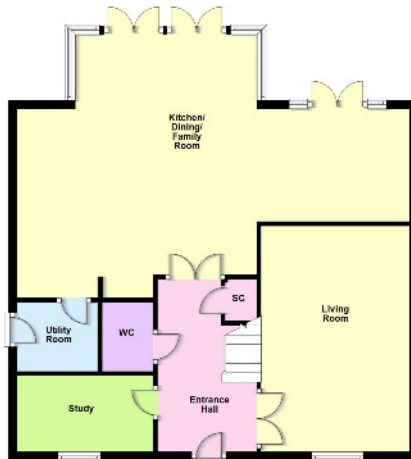
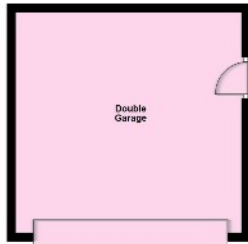




Outside

The rear garden has been attractively landscaped with a large, paved patio area ideal for outdoor dining and entertaining, a neatly kept lawn with raised planted borders, and a gravelled section featuring a large shed perfect for storage. A side door leads into the double garage, which is currently used as a home gym, and a gated side access connects to the front of the property.

Ground Floor



First Floor



Measurements

Living Room

5.28m x 3.45m (17'4" x 11'4")

Open Plan Kitchen/Dining/Living Room

8m x 6.05m (26'3" x 19'10") max

Utility

2.01m x 1.63m (6'7" x 5'4")

Study

2.59m x 1.83m (8'6" x 6'0")

WC

1.63m x 1.24m (5'4" x 4'1")

Main Bedroom

4.09m x 3.53m (13'5" x 11'7") max

En Suite

2.34m x 1.7m (7'8" x 5'7")

Bedroom Two

3.66m x 3.1m (12'0" x 10'2") max

En Suite Two

1.52m x 1.45m (5'0" x 4'9")

Bedroom Three

3.2m x 2.64m (10'6" x 8'8")

Bedroom Four

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

Bathroom

2.64m x 2.06m (8'8" x 6'9") max

Double Garage

5.36m x 4.95m (17'7" x 16'3")



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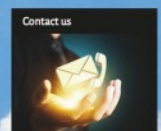
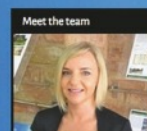


63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Sales (01858) 410400

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