






**HENDERSON
CONNELLAN**
ESTATE AGENTS

Harvest Road, Market Harborough

 3  2  1



"Move-in ready"

Built by the highly regarded builder, Davidsons in 2023, and situated within the desirable Wellington Place development in Market Harborough, this home benefits from a high standard of finish throughout, three bedrooms, off road parking, garage and a landscaped rear garden.

The property is within walking distance to the town centre, offering a wide range of amenities including independent shops, pubs, cafés, and restaurants, as well as excellent rail links to Leicester and London.

Welcoming entrance hall featuring attractive Karndean flooring and stairs rise to the first floor.

Beautifully appointed living room, boasting a charming bay window injecting an abundance of natural light, a timeless decor and an under-stairs storage cupboard.

Fantastic kitchen/dining room, complete with continued Karndean flooring, ample space for a dining table and chairs, and French patio doors lead out to the west-facing landscaped garden.

The kitchen features an array of eye and base level units, a roll-top worksurface, stylish splashbacks, a Blanco one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a washing machine and a fridge/freezer. There are also sockets ready for an integrated dishwasher to be installed should a buyer wish to do so.

The guest WC comprises of continued Karndean flooring, attractive wall tiling, a wall hung wash hand basin and a low-level WC.

Stairs rise to the first-floor landing with a window to the rear and access to all bedrooms and the bathroom.

Generous main bedroom with a window to the rear, benefitting from fitted wardrobes and an en suite. The light and airy en suite is beautifully presented with attractive vinyl flooring, ceramic tiling, a fully enclosed oversized electric shower, a low-level WC and a pedestal wash hand basin.

Two further bedrooms with bedroom two being double in size and bedroom three benefitting from fitted wardrobes.

Modern family bathroom comprising attractive vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Detached single garage with a manual up and over door, with power supply and lighting.

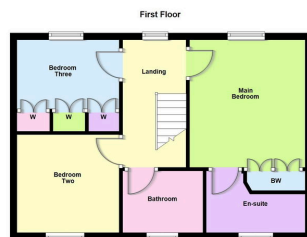
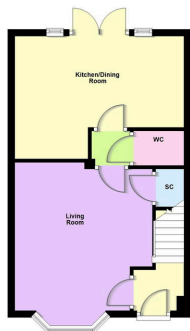
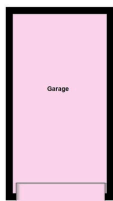
This property enjoys an attractive frontage with a neatly landscaped shrubs and plantings. A hard standing driveway provides ample parking for the property with one of the spaces being undercover under the carport with a further space in front of the garage and a separate parking space at the front of the property, ideal for visitors.

The fantastic west-facing rear garden has been beautifully designed by the current owner, boasting a paved patio and gravelled seating area, a well-kept lawn and a host of well stocked planted borders with two beautiful Red Robin trees providing extra privacy and character. A side gate provides access to the garage and the driveway.

There is an annual Service Charge to the management company of £226.53



Ground Floor



- Kitchen/ Dining Room - 4.88m x 3.56m (16'0" x 11'8")max
- Living Room - 4.27m x 3.89m (14'0" x 12'9")max
- WC - 1.5m x 1.04m (4'11" x 3'5")
- Main Bedroom - 3.58m x 3.35m (11'9" x 11'0")
- En Suite - 2.84m x 1.78m (9'4" x 5'10")max
- Bedroom Two - 2.95m x 2.84m (9'8" x 9'4")
- Bedroom Three - 2.97m x 1.98m (9'9" x 6'6")
- Bathroom - 2.34m x 1.68m (7'8" x 5'6")



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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