



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Airfield Road, Market Harborough, LE16 7BY

£350,000

3 2 1



“Room To Grow”

Situated within the popular Wellington Place development, built by the reputable William Davis Homes in 2022, this three-storey townhouse boasts generous proportions, three double bedrooms and a high-quality finish throughout.

The property is within close walking distance to the newly opened Sainsbury’s Local, nearby parks and primary school. The property is located on the outskirts of Market Harborough town centre, offering a wide range of amenities including independent shops, pubs, cafés, and restaurants, as well as excellent road and rail links to Leicester and London.

Entrance is gained via a composite door leading into the entrance hall with stairs rising to the first floor and access to the living room.

The well-proportioned living room features a bay window to the front elevation, injecting the room with natural light, and a practical under stairs storage cupboard.

Beautifully presented kitchen/dining room with continued Amtico flooring, comprising of a range of eye and base level shaker style units, square edged work surfaces, a ceramic sink with drainer and mixer tap and a stunning kitchen island. A range of Smeg integrated appliances include a single oven, a four-ring gas hob with extractor over, a dishwasher, a washing machine and an integrated fridge/freezer. Large windows and French doors to the rear garden provide an abundance of natural light. There is also access to the guest WC comprising a low-level WC and wash hand basin.

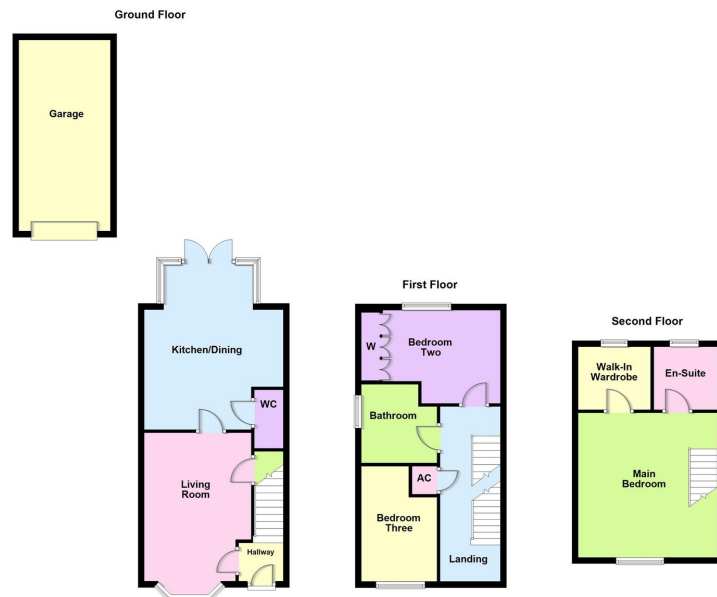
Stairs rise to the first-floor landing with a staircase flowing up to the second floor.

Second and third bedrooms are located on the first floor, both benefitting from being double in size with the second bedroom featuring a wall of fitted wardrobes.

The spacious main bedroom occupies the entire second floor featuring a walk-in wardrobe with access to eaves storage, and a fantastic en suite shower room. The en suite comprises vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

The garden benefits from extended paved patio leading into the beautifully laid lawn and access to the single garage which has power and lighting and a manual garage door a side gate leads to the tarmac driveway with plenty of room for two cars and benefits from an electric car charging point.





- Living Room - 5.21m x 3.53m (17'1" x 11'7") into bay
- Kitchen/Dining Room - 5.31m x 4.6m (17'5" x 15'1") max
- Main Bedroom - 4.7m x 4.6m (15'5" x 15'1")
- En Suite - 2.06m x 1.98m (6'9" x 6'6")
- Bedroom Two - 4.01m x 3.05m (13'2" x 10'0")
- Bedroom Three - 3.71m x 2.46m (12'2" x 8'1")
- Bathroom - 2.54m x 2.46m (8'4" x 8'1")
- Garage - 6.15m x 2.95m (20'2" x 9'8")



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.

