

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



**“The Design and  
Proportions Combine...”**





14 Cheney Avenue  
Market Harborough  
LE16 7GS



## “The Design and Proportions Combine...”

...to form this stunning and beautifully designed detached residence, situated on the popular Wellington Place development and built by the reputable Davidsons Homes in 2022, boasting a high standard of finish throughout, five double bedrooms, a truly impressive kitchen/dining/family room, a vaulted and galleried landing and a double garage!





## Property Highlights

Conveniently located within walking distance to the Grand Union Canal, local schools and the town centre with a variety of independent local shops and restaurants. Market Harborough train also provides direct links into London St Pancras within an hour.

Entrance through the composite front door leading into the inviting entrance hall with a stunning galleried landing, high quality LVT flooring and a central staircase flows up to the first floor.

Beautiful living room with a large window to the front elevation injecting an abundance of natural light and a bespoke fitted unit provides additional storage.

Ground floor study with continued LVT flooring, fitted storage and a window to the front elevation. The room is perfect for those working from home but also offers the flexibility to be utilised as a playroom or music room.

Utility room with LVT flooring, white granite work surfaces, space for a washing machine and tumble dryer, and access to the guest WC.

The guest WC comprises ceramic tiled walls and a white two-piece suite.



## Property Highlights

The showstopper of the property is the stunning kitchen/dining/family room spanning the full width across the back of the property. Steps lead down to a wonderful entertaining space boasting LVT flooring, two sets of French doors opening out to the garden and flooding the space with natural light, ample space for a large dining table and chairs and a fantastic seating space on the left-hand side.

The high-quality kitchen comprises a host of eye and base level shaker-style fitted units, white granite work surfaces, an inset stainless-steel sink, an electric double oven a five-ring gas hob, an integrated fridge/freezer and dishwasher, and a fantastic island unit with breakfast bar.

First floor galleried landing with a Velux window injecting natural light and access to the attic via a hatch.

Impressive main bedroom with a beautiful bay window to the front elevation, LVT flooring, a dressing room with a host of fitted wardrobes, and a stunning en suite shower room. The en suite comprises LVT flooring, ceramic tiled walls, a Villeroy & Boch sink, a low-level WC, and a walk-in, double-width shower.



## Property Highlights

Four further bedrooms, all of which are double in size with two of them boasting fitted wardrobes.

Modern and stylish family bathroom comprising LVT flooring, ceramic tiled walls and a white four-piece suite to include a low-level WC, a Villeroy & Boch sink, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

Detached double garage with a manual up and over door, a side personnel door, and benefitting from power and light.

The property is subject to an estate service charge, the exact amount to be confirmed. Please speak to a member of the team at Henderson Connellan for further information.





## Outside

The property boasts a neat and attractive frontage comprising two white-gravelled borders with planted shrubs, and a paved path leads to the front door.

To the side of the property is a hard standing driveway for four cars and a secure timber gate into the rear garden. The rear garden has been professionally landscaped and beautifully maintained to feature a paved patio area leading from the rear doors offering the ideal space to sit and entertain with friends and family.

Steps lead down to a lawn area with a wrap-around border boasting a variety of shrubbery and trees. To the left-hand side is a small seating area and to the right offers side-door access into the garage.

## Measurements

### Entrance Hall

3.28m x 3.84m (10'9" x 12'7") max

### Living Room

5.74m x 4.01m (18'10" x 13'2") max

### Kitchen/Dining/Family Room

10.19m x 5.41m (33'5" x 17'9") max

### Study

2.74m x 2.13m (9'0" x 7'0")

### Utility

2.36m x 1.83m (7'9" x 6'0") max

### WC

1.5m x 1.22m (4'11" x 4'0")

### Main Bedroom

4.65m x 4.6m (15'3" x 15'1") max

### En Suite

2.31m x 1.8m (7'7" x 5'11")

### Bedroom Two

3.71m x 3.2m (12'2" x 10'6") max

### Bedroom Three

3.96m x 2.62m (13'0" x 8'7") max

### Bedroom Four

3.63m x 2.64m (11'11" x 8'8")

### Bedroom Five

3.15m x 2.64m (10'4" x 8'8") max

### Bathroom -

2.62m x 1.88m (8'7" x 6'2")

### Double Garage

5.41m x 5.08m (17'9" x 16'8")

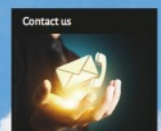
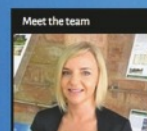


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