



**HENDERSON
CONNELLAN**
ESTATE AGENTS

“Proportions & Design Combine...”

...to form this stunning detached family residence, situated within the popular Wellington Place development and built by Taylor Wimpey Homes in 2021, boasting four double bedrooms, generous proportions, a high standard of finish throughout and a recently landscaped south-east facing rear garden!



19 Stafford Way
Market Harborough
LE16 7EF





Conveniently located within close walking distance to the canal basin with local businesses and a renowned local bar/restaurant. The town centre is also within walking distance, along with primary and secondary schools, other amenities and the train station.

Entrance through the solid timber front door leading into the inviting and spacious entrance hall with high quality LVT flooring, stairs rising to the first floor landing and access to a useful under stair storage cupboard.

Spacious and open plan kitchen/dining room boasting continued LVT flooring in the kitchen area, carpeted flooring in the dining area and French doors open out to the south-east facing rear garden. The dining area offers space for an eight seater dining table and chairs and a door through to the living room.

The kitchen comprises a host of eye and base level high gloss fitted units, quartz work surfaces, an inset stainless steel one and a half bowl sink, a Zanussi integrated electric oven, a four ring Zanussi hob, an integrated fridge/freezer and an integrated dishwasher.

Beautifully appointed living room in excellent decorative order with French doors opening out to the beautiful rear garden.

Ground floor study with a window to the front elevation injecting natural light and offering the potential to be utilised as a playroom.

Utility/Guest WC comprising continued LVT flooring, base level high gloss fitted units, quartz work surfaces, an inset stainless steel one and a half bowl sink, an integrated washing machine and a low level WC.

First floor landing with access to the airing cupboard with a pressurised hot water cylinder.

Beautifully decorated main bedroom of a great size boasting a window to the front elevation injecting natural light, a host of Sharps fitted wardrobes and an en suite shower room.

The en suite comprises attractive vinyl flooring, a chrome heated towel rail and a Roca three piece suite to include a low level WC, a pedestal wash hand basin and a double width shower with a ceramic tiled splash back.

Three further bedrooms, all of which benefit from being double in size and finished to a high standard.

Family bathroom comprising attractive vinyl flooring, a wall-mounted radiator and a white Roca three piece suite to include 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 and benefitting from power and light.

A service charge of approximately £300pa will be in place once the entire development has been finished.



The south-east facing rear garden has been professionally landscaped in April 2022, beautifully maintained and is much larger than you might expect for a new property. A paved patio leads from both sets of rear doors and flows around to a beautifully finished seating area on one side and flows down to the rear gate on the other side. A host of plantings sit around the perimeter and a gravelled area intertwined with stepping stone paving to create a Mediterranean feel. Behind the garage is a secure timber shed offering ideal storage and through the gate leads to the single garage and parking.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	93 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

visual representation only and does not represent exact proportions.



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