



“A Plot, Position & Interior to Impress”



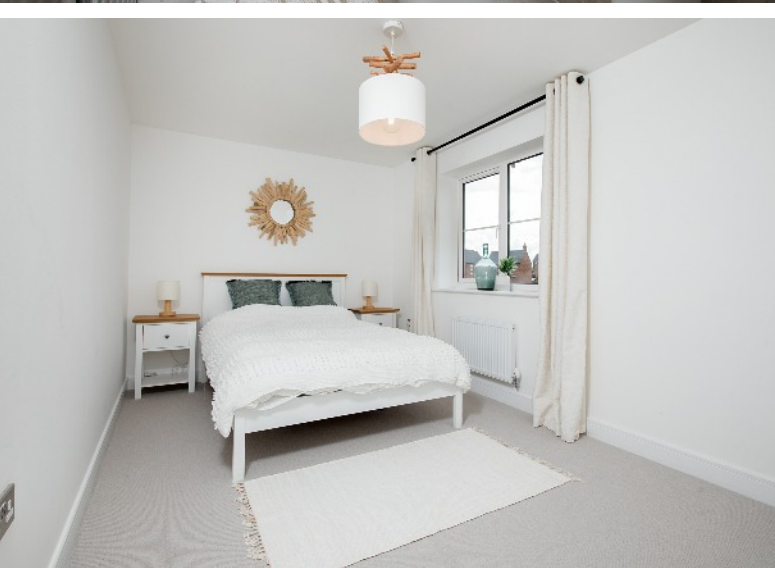
**McCudden Avenue
Market Harborough,
LE16 7EN**



'A Plot, Position & Interior To Impress'

Occupying a fantastic corner position, nestled down a desirable cul-de-sac, this executive, five-bedroom, family home is sure to impress boasting an immaculate interior, generous proportions throughout and a detached double garage!





Property Highlights

Built in 2021 by the reputable builder Taylor Wimpey, the property boasts the popular 'Winterford' design featuring a flexible layout with two reception rooms, a study and two en-suite bedrooms.

Situated within the popular Wellington Place development, the property is conveniently located within walking distance to the canal, countryside walks, parks, local schools, and the town centre. The A6 is easily accessed with links to the M1. The development also has plans in place to build further amenities to include a school.

Entrance is gained through a composite front door into a grand entrance hall with an open aspect to the landing boasting attractive timber effect tiled flooring, LED ceiling spotlights, a storage cupboard, access to a guest WC and stairs rise to the first floor.

Stunning open plan kitchen/dining room featuring timber effect tiled flooring, LED ceiling spot and pendant lighting, space for a dining table and chairs, a utility room and French doors lead out to the garden. The high-quality kitchen comprises a range of shaker style eye and base level units with under unit lighting, a quartz work-surface with a matching up stand and splash back, a one and a half bowl sink with a mixer tap and draining board and a central island/breakfast bar with additional storage and a quartz counter top. A host of AEG integrated appliances include a double oven, a fridge freezer, and a dishwasher.



Property Highlights

An opening leads through to the utility room with continued timber effect tiled flooring, shaker style eye and base level unit's, a quartz work surface with a matching up-stand and draining grooves, a one and a half bowl sink with a Franke mixer tap, LED ceiling spot lights, an integrated AEG washing machine and a side door leads to the garden.

Beautifully appointed living room of a generous size boasting LED spot and pendant lighting, high quality carpets and French doors leading out to the garden.

Second reception room benefitting from timber effect tiled flooring, LED spot and pendant lighting and a window to the front elevation. The room offers the flexibility to be used as an additional living room, playroom, or downstairs double bedroom.

Guest WC comprising timber effect tiled flooring, LED ceiling spotlights, a chrome heated towel rail, ceramic wall tiles, a Roca pedestal wash hand basin and low-level WC.

Ground floor study, perfect for those working from home, with continued timber effect tiled flooring, a bespoke fitted desk and ample cupboards with shelving and rails, LED ceiling spotlights and a window to the front elevation.



Property Highlights

Stairs rise to a naturally light, galleried, open landing featuring a window to the front elevation, LED ceiling spotlights, an airing cupboard, and a loft hatch.

Five beautifully presented and well-proportioned bedrooms, in excellent decorative order.

The principal bedroom boasts a generous size with fitted wardrobes, LED spot and pendant lighting, a window overlooking the front elevation with a south-west facing aspect, and an en-suite shower room.

Modern ensuite shower room comprising a light oak timber effect flooring, a chrome heated towel rail, LED ceiling spotlights, ceramic wall tiles and a white Roca three-piece suite to include an oversized shower cubicle, a wash hand basin built within a vanity unit and low-level WC.

The second bedroom offers an ideal guest room also benefitting from fitted wardrobes, LED spot and pendant lighting and an ensuite shower room. The shower room comprises tiled flooring, a chrome heated towel rail, LED ceiling spotlights, ceramic wall tiles and a Roca white three-piece suite.

The three-piece suite incorporates an oversized shower cubicle, a pedestal wash hand basin, and a low-level WC.

Bedrooms three boasts space for a king size bed, bedroom four is double in size and bedroom five offers a perfect single size or nursery.

Luxury family bathroom boasting ceramic tiled flooring, a tall chrome heated towel rail, ceramic wall tiles, LED ceiling spotlights, a panel enclosed bath, a Roca wash basin built within a vanity unit and a low-level WC.





Outside

The property boasts a neat and attractive frontage, featuring a lawn, gravelled borders and a paved pathway leads to the front door. A hard standing driveway provides off road parking for two cars, access to a double garage and a side gate leads to the rear garden.

The rear garden currently boasts a generous lawn and a paved patio area ideal for outdoor entertaining and a paved pathway to the left leads to a gate to the front elevation. The lawn is due to be freshly re-laid in the next couple of weeks and a graveled area added to the right of the garden with the potential and space for a shed if desired.

There is a service charge for the maintenance of the communal areas on the development, at a charge of £210 per annum.

Measurements

Living Room -

5.23m x 4.11m (17'2" x 13'6")

Kitchen/Dining Room -

6.35m x 3.81m (20'10" x 12'6")

Utility -

2.08m x 2.08m (6'10" x 6'10")

WC -

2.08m x 1.45m (6'10" x 4'9")

Second Reception Room -

4.7m x 3.53m (15'5" x 11'7")

Study -

2.97m x 1.96m (9'9" x 6'5")

Main Bedroom -

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

En Suite Two -

2.82m x 1.45m (9'3" x 4'9")

En Suite One -

1.91m x 1.57m (6'3" x 5'2")

Bedroom Two -

3.78m x 3.48m (12'5" x 11'5")

Bedroom Three -

4.11m x 3.51m (13'6" x 11'6")

Bedroom Four -

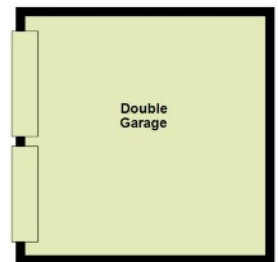
4.65m x 2.64m (15'3" x 8'8")

Bedroom Five -

2.72m x 2.69m (8'11" x 8'10")

Bathroom -

2.69m x 2.41m (8'10" x 7'11")



**HENDERSON
CONNELLAN**
ESTATE AGENTS

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

Sales (01858) 410400

email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Property Search

Sales Rentals Bedrooms

Price