



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'A Modern Retreat'

Nestled within a peaceful cul-de-sac, within the ever-popular Wellington Place, is this modern three-bedroom Davidsons home, boasting generous proportions, a well-kept interior and a south facing garden, offering a true modern retreat!



Wadsworth Close
Market Harborough
LE16 7GG





There is a service charge for the maintenance of the communal areas on the development, charge per annum to be confirmed.

The property is conveniently located within walking distance to the new Sainsburys shop & Esquires Café, the Grand Union Canal, Wellington Place Primary School and countryside walks. The Market Harborough town centre is also within walking distance, for the commuters the A6 is easily accessed with links to the M1.

Welcoming entrance hall boasting laminate flooring, a guest WC, a useful understairs cupboard with power supply and stairs rise to the first floor.

Well-appointed kitchen/dining room, positioned to the front elevation, featuring attractive timber effect flooring and space for a dining table and chairs. The kitchen comprises a host of eye and base level units, a roll-top work-surface with a matching upstand, a stainless-steel sink with a mixer tap and draining board. Appliances include an AEG single oven, a four-ring gas hob, an integrated slimline dishwasher and space for a fridge/freezer and a washing machine.

Beautifully presented living room, spanning the entire width of the property, complete with a neutral decor, a storage cupboard, and a door leading out to the south facing garden.

Guest WC comprising laminate effect flooring, a wall hung wash hand basin and a low-level WC.



Stairs rise to a generous first floor landing with a large storage cupboard and a loft hatch to an attic with boarding around the hatch.

Three well-presented bedrooms, with two benefitting from being double in size and the third bedroom offering a large single room.

The main bedroom is positioned to the front elevation, offering a peaceful outlook of the greenery opposite, whilst bedrooms two and three are situated to the rear, south facing elevation, overlooking the garden.

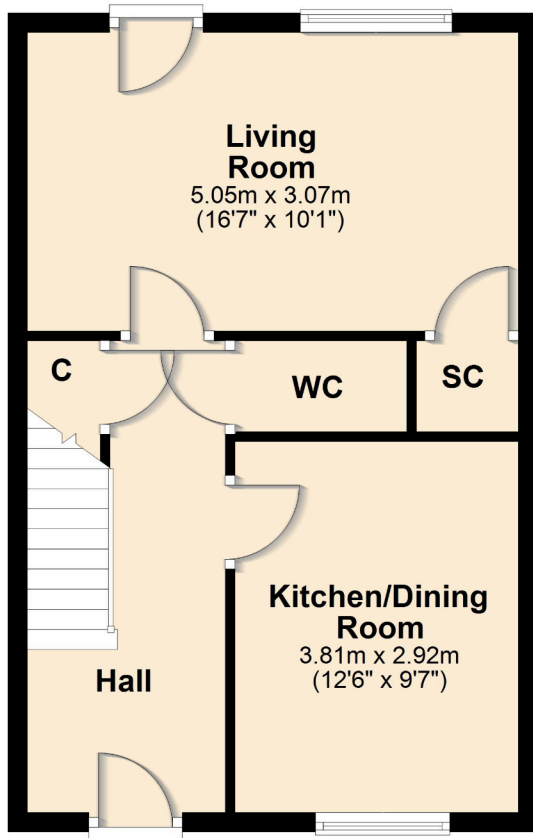
The modern bathroom features laminate effect flooring, a chrome heated towel rail, attractive wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.



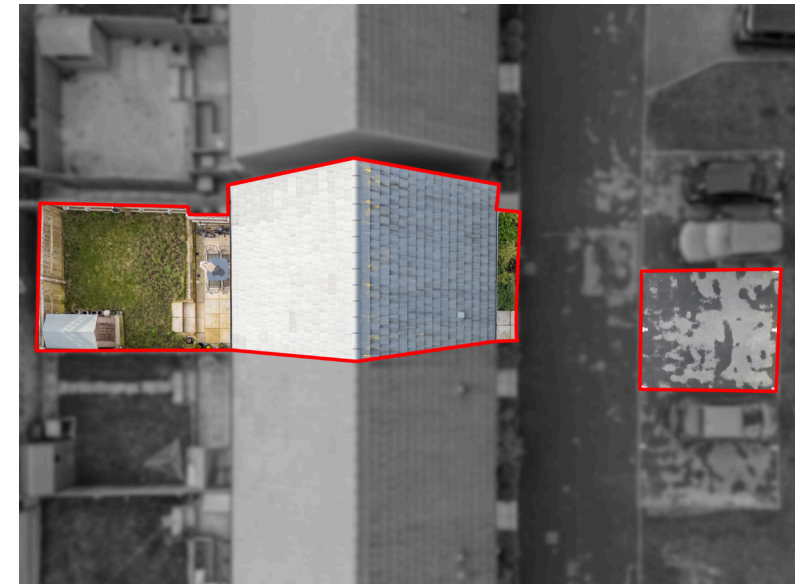
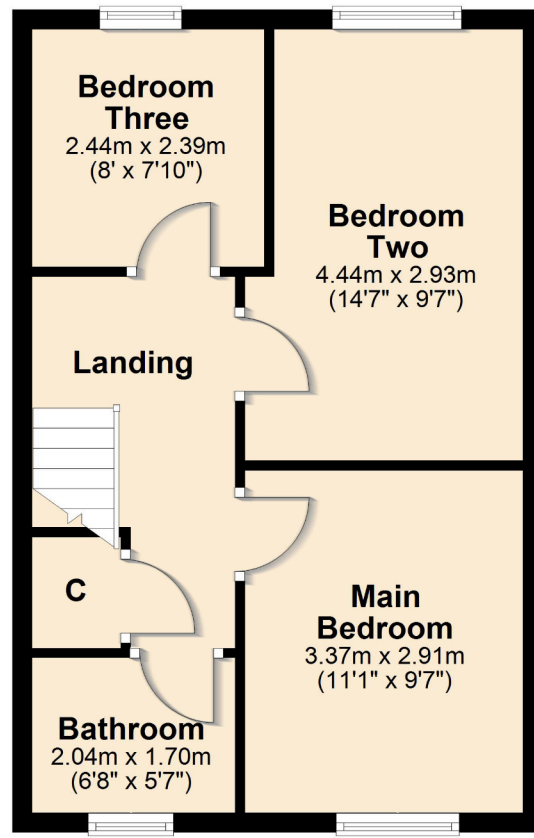
The property boasts a neat and attractive frontage, with planted borders and a pathway to the front door. Opposite the property is allocated off road parking for two vehicles.

The delightful, south facing garden features a paved patio area ideal for outdoor entertaining with steps leading up to a generous lawn and a timber shed.

Ground Floor



First Floor



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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