
QUIVER DRIVE
HENDERSON
CONNELLAN
ESTATE AGENTS

"A Plot, Position and Interior to Impress!"

Built in 2020 by the reputable builder William Davis Homes, this four bedroom detached family home located in a desirable cul de sac on Wellington Place offers an extensive rear garden, a detached single garage and a well presented interior!





Guiver Drive,
Market Harborough
LE16 7DP















Situated on the earlier phase of the desirable Wellington Place development, the property is nestled within a sought after cul de sac and within a stones throw of open green areas, the canal basin and benefits from being within walking distance of amenities. The thriving Market Harborough town centre is within walking distance, as well the local schools and train station.

Entrance is gained through the composite front door with a frosted full height side window into the entrance hall benefitting from Amtico flooring, access to the guest WC and stairs rise to the first floor.

Stunning, open plan kitchen/dining room with a dual aspect, continued Amtico flooring and ample space for a dining table and chairs. The well presented space has been finished with a feature painted wall and LED spotlights.

The kitchen comprises high gloss eye and base level units, a square edge worktop with upstand, a stainless steel one and a half bowl sink with draining board, a 'Smeg' integrated double oven and a four ring gas hob with extractor hood over. There is also an integrated fridge/freezer and updated Hotpoint dishwasher.

Generous utility room with continued Amtico flooring, base level units, a stainless steel sink and space and plumbing for both a washing machine and tumble dryer. The fantastic space offers ample room off coat hanging and rear access out to the garden.

Beautifully appointed living room boasting a triple aspect with French doors flooding the space with natural light and providing access out to the garden, and windows to the front and side elevation with shutters. The living room has been finished to an exceptionally high standard with continued Amtico flooring.

Guest WC/cloakroom with an under stairs storage area, and a white two piece suite to include a low level WC and a wash hand basin.

Stairs rise to the first floor landing with high quality carpeting, access to the loft hatch, four bedrooms and the family bathroom.

Four bedrooms, three of which are double in size with fitted wardrobes and all benefitting from a neutral decor throughout. The main and second bedroom both feature plantation shutters, offering a high specification finish.

Impressive main bedroom featuring two fitted wardrobes and an en suite shower room. The en suite benefits from a window to the front elevation, a heated towel rail, access to the airing cupboard and a three piece suite. The suite includes an oversized shower enclosure, a low level WC and a pedestal wash hand basin.

Family bathroom with tile effect flooring, a heated towel rail and a three piece suite to include a panel enclosed bath with wall hung shower attachment, a low level WC and a pedestal wash hand basin.

Detached single garage with a pitched roof for additional storage, power, light and a side door providing access from the garden.

There is a maintenance charge of approximately £299 per annum.

The attractive part rendered, double fronted property offers a neat frontage with a wrap around corner plot, well stocked planted borders, two lawn sections and a paved path leads to the front door. The property is retained by iron railings with a low level gate and to the side elevation is a hard standing driveway providing off road parking for two cars, access to the detached single garage and side access to the garden.

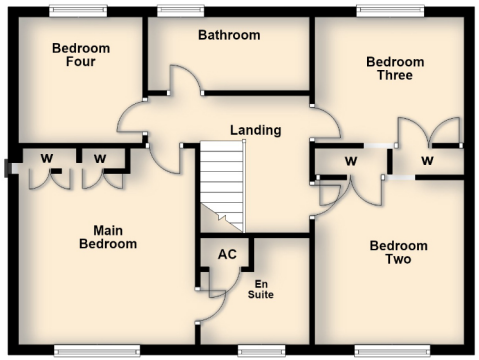
Occupying a corner plot, this extensive rear garden is larger than you would expect and offers the a excellent degree of privacy with no houses overlooking to the rear and a desirable brick wall enclosing to the side elevation.

The garden has been professionally landscaped with an L-shaped paved patio area ideal for seating and entraining and a further patio to enjoy the afternoon sun in the top left hand corner. There is a well marinated lawn area with Welsh slate borders retained by Welsh timber sleepers and two gravelled sections.  To the rear of the garage is a private aspect currently housing a hot tub (available by separate negotiation) and set on a solid concrete base, offering the flexibility to also be used as a base for a timber shed if desired.

Ground Floor




First Floor




Kitchen/ Dining Room
6.45m x 2.92m (21'2" x 9'7")

Living Room
6.45m x 3.45m (21'2" x 11'4")

Utility Room
2.64m x 2.01m (8'8" x 6'7")

Guest WC/Cloakroom
2.01m x 1.55m (6'7" x 5'1")

Garage
5.97m x 3m (19'7" x 9'10")

Main Bedroom
3.86m x 3.51m (12'8" x 11'6")

Ensuite
2.24m x 2.01m (7'4" x 6'7")

Bedroom Two
3.2m x 2.92m (10'6" x 9'7")

Bedroom Three
2.92m x 2.46m (9'7" x 8'1")

Bedroom Four
2.51m x 2.46m (8'3" x 8'1")





*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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