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Service without compromise

51 Stafford Way, Market Harborough, LE16 7EF









Offers Over £300,000

Located on the increasingly popular Wellington Place development of Market Harborough, favoured for it's canal-side walks, Sainsburys Local, cafe, soft play and primary school, is this fantastic Taylor Wimpey built, three-storey semi. Stylish accommodation has been extremely well maintained by it's current owners and there is NHBC warranty remaining for peace of mind. To the ground floor there is an entrance hallway, ground floor WC, stylish kitchen and lounge/diner. To the first floor there are two bedrooms, landing and family bathroom and to the second floor, there is an impressive master bedroom with ensuite. Outside there is a two car side-by-side driveway and a pleasant and desirable south-westerly facing rear garden, having been upgraded by the current owners to include two patio areas.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hallway



Composite front entrance door. Understairs cupboard. Timber effect tiled flooring. Burglar alarm control panel.

Kitchen 11'2 x 8'9 (3.40m x 2.67m)



UPVC double glazed window to front. Fitted range of wall and floor mounted kitchen units. One and half bowl sink. Electric double oven. Induction hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Radiator.





Lounge/Diner 15'7 10'7 (4.75m 3.23m)



UPVC double glazed french doors with sidelights to rear aspect. Radiator.

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Ground Floor WC



WC. Wash hand basin. Timber effect tiled flooring.

First Floor Landing



Storage cupboard.

Bedroom Two 15'6 x 10'1 (4.72m x 3.07m)



UPVC double glazed windows to rear. Built in cupboard. Radiator.



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Bedroom Three 9'7 x 8'4 (2.92m x 2.54m)



UPVC double glazed window to front. Radiator.



Family Bathroom



WC. Wash hand basin over drawer unit. Panelled bath with built in shower and glazed shower screen. Heated towel rail. Tiled splash backs and flooring. Extractor fan.

Stairwell



UPVC double glazed window to front. Radiator. Stairs leading up to the second floor master suite.

Master Bedroom 17'4 to wardrobe doors x 15'5 maximum narrowing to (5.28m to wardrobe doors x 4.70m maximum narrowing)



UPVC double glazed window to front. Double glazed skylight to rear. Built in mirrored wardrobes. Radiator.

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Master En-Suite



Double glazed skylight. WC. Wash hand basin over storage unit. Shower cubicle. Tiled splash backs and flooring. Shaver point. Extractor fan. Heated towel rail.

Outside Front



Two side-by-side car driveway. Gated side access leading through to the rear garden.

Rear Garden



Rear garden facing the most desirable south-westerly direction and being mainly laid to lawn. Two paved patio areas and timber shed.

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Rear Aspect



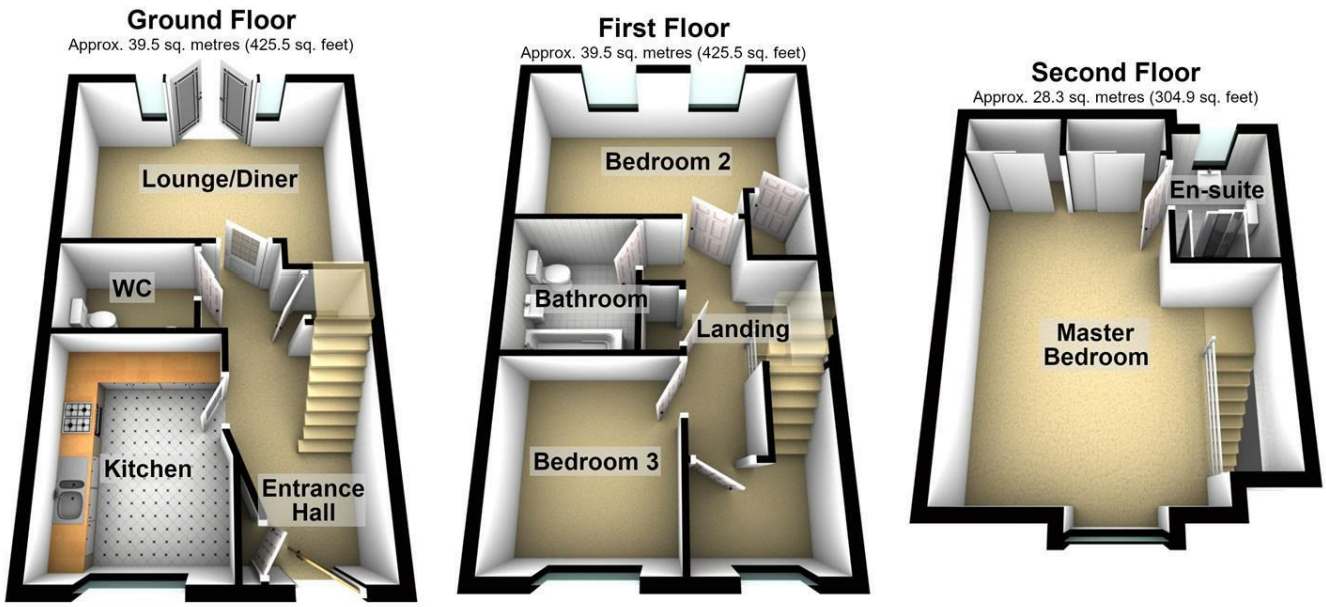
Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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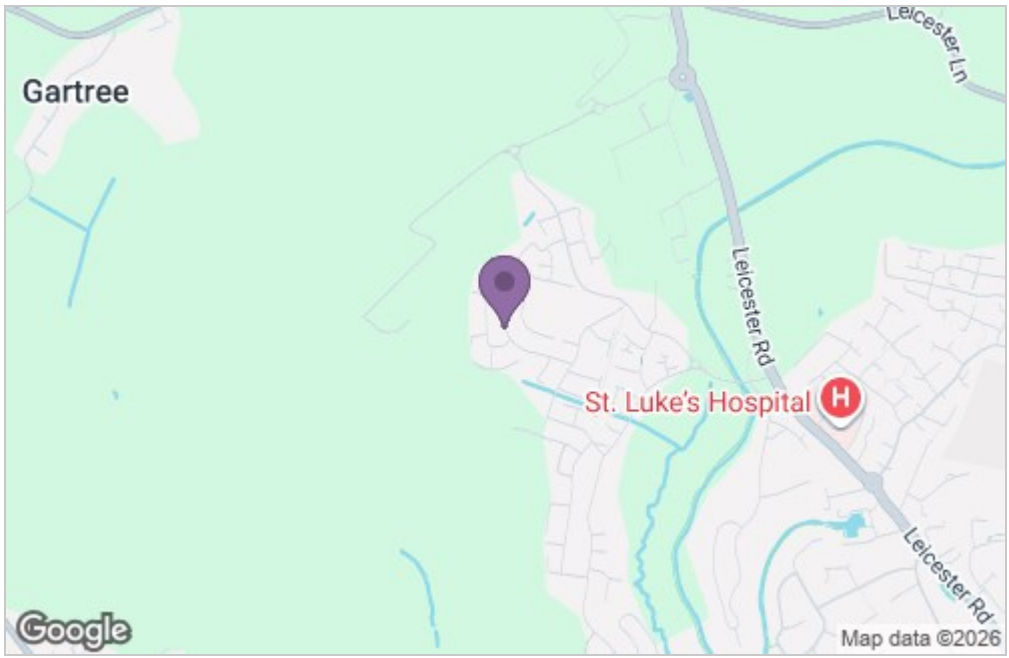
Floor Plan



Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

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Area Map



Energy Efficiency Graph

