



34 Dogwood Drive, Market Harborough



# 34 Dogwood Drive

Market Harborough, Market Harborough

Modern 2 bed home, 25% shared ownership, built 2023 with NHBC warranty, 2 parking spaces, stylish finish, kitchen diner, garden access, green views.

Ideal for first time buyers.

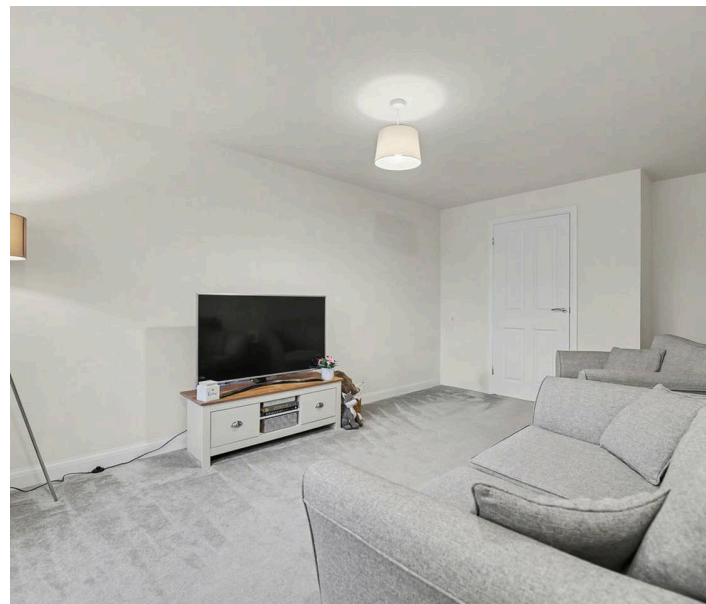
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 25% shared ownership, ideal for first time buyers
- Built in 2023 with approximately 7 years NHBC warranty remaining
- Two spacious double bedrooms
- Modern kitchen/breakfast area and bright lounge
- Downstairs WC and family bathroom
- Two allocated parking spaces
- Views over green space and play area
- Stylish, move in ready condition





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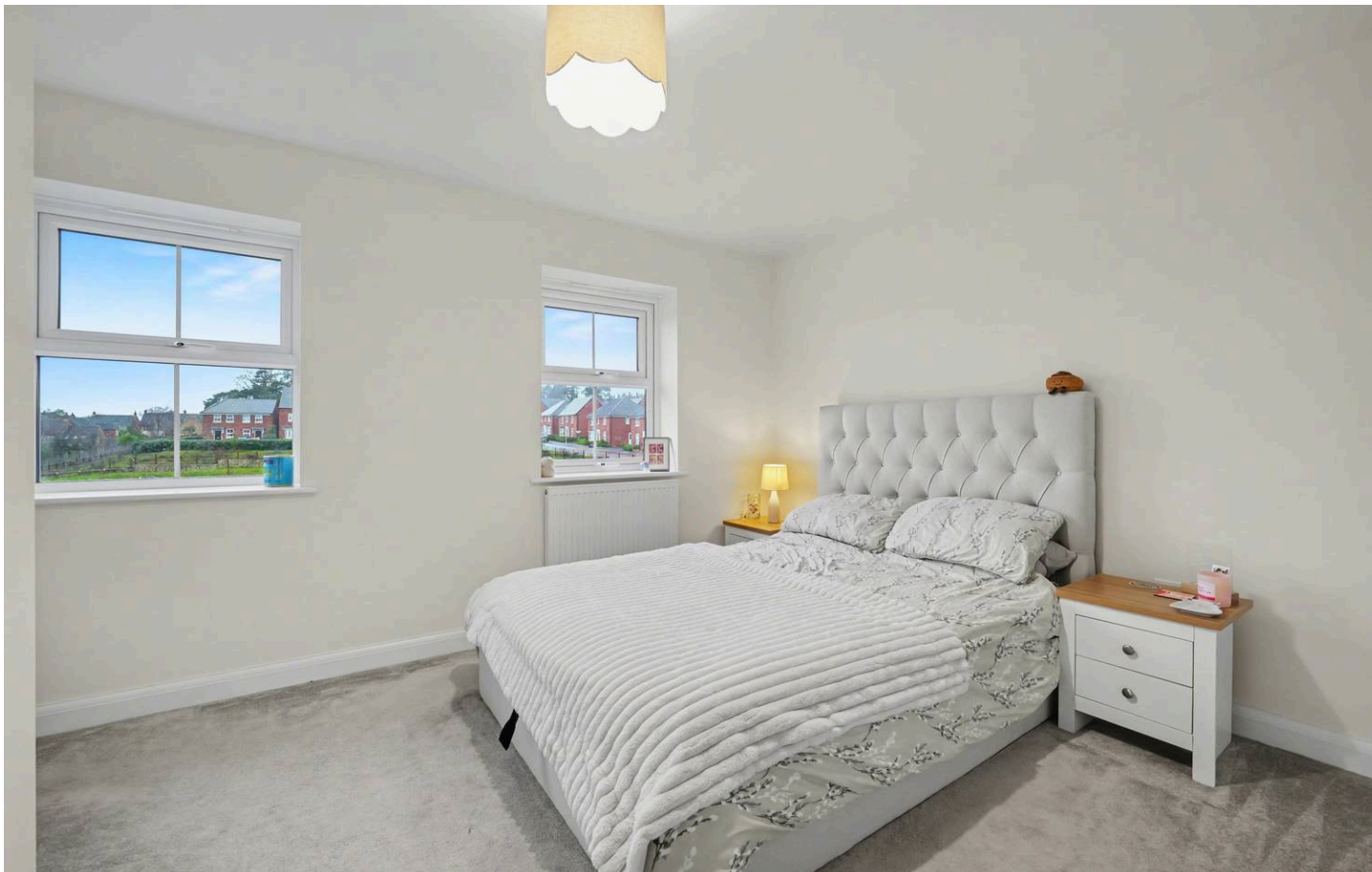
**Stylish 2 Bedroom Home, 25% Shared Ownership, Built 2023, Two Parking Spaces.**

Perfect for first time buyers, this beautifully presented modern two bedroom home is available on a 25% shared ownership basis, offering an affordable way to step onto the property ladder. Built in 2023, the home still benefits from around 7 years remaining on the NHBC warranty, and has been finished to a stylish, contemporary standard throughout.

### Ground Floor

The layout is both practical and flexible, with access either via the front door straight into the spacious lounge, or through the rear lobby from the garden, which is ideal for day to day living. The lounge is bright and welcoming, with plenty of natural light and space to relax or entertain. To the rear, the modern kitchen diner is well designed, offering ample worktop space and room for dining. The rear lobby also provides access to a convenient downstairs WC and useful storage, helping keep everything neat and organised.





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### First Floor

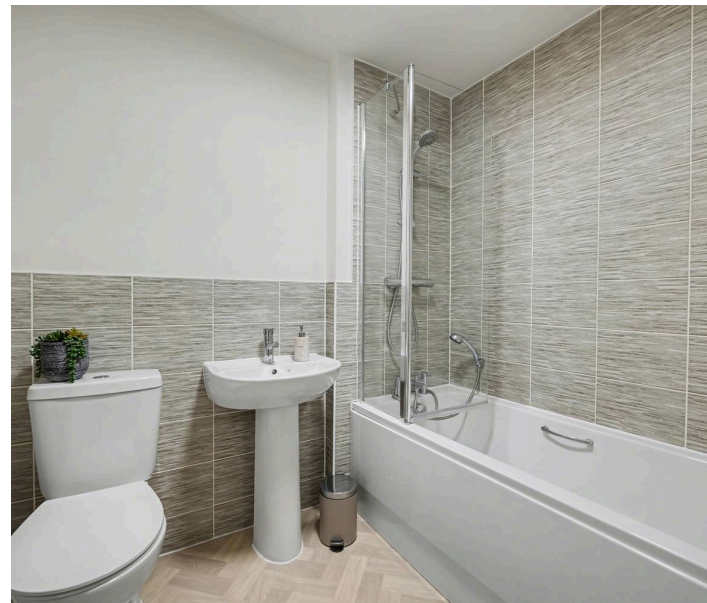
Upstairs you will find two generous double bedrooms, both well proportioned and suitable for a range of uses, whether that's a guest room, home office or shared living. The family bathroom is finished in a clean, modern style and sits off the landing, along with additional storage space.

### Outside

The property benefits from two allocated parking spaces, something that is always in demand. To the front, there are pleasant views over a green and play area, giving a more open feel and a nice outlook to enjoy.

This is a fantastic opportunity to purchase a modern, energy efficient home in a popular setting, at a price point that makes home ownership more accessible. Early viewing is highly recommended to fully appreciate what's on offer.

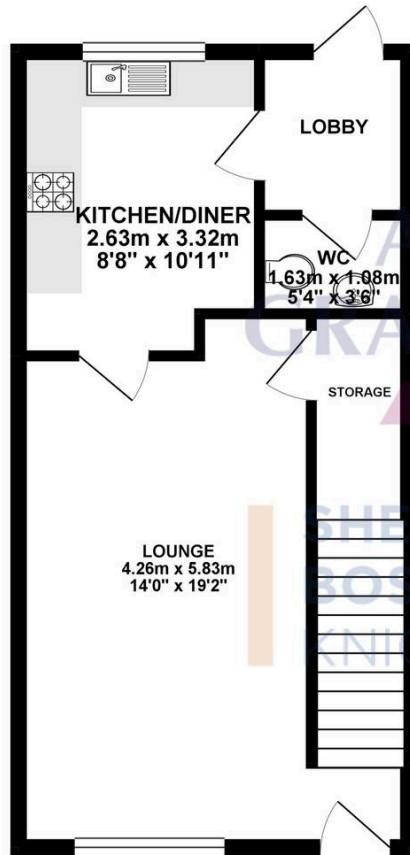
Get in touch today to arrange your viewing and take that first step onto the property ladder.



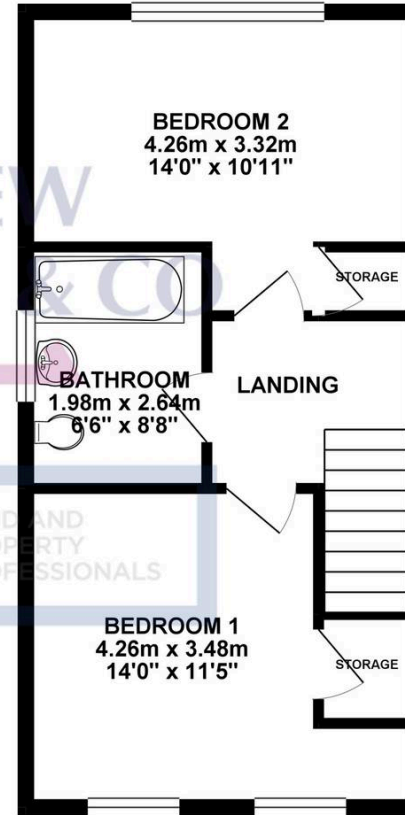


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GROUND FLOOR 37.01 sq. m.  
( 398.33 sq. ft. )



1ST FLOOR 37.01 sq. m.  
( 398.33 sq. ft. )



TOTAL FLOOR AREA : 74.01 sq. m. ( 796.66 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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