



Queens Road, Wilbarston, Market Harborough **Freehold** £325,000

**Pattison
Lane**

Key Features



- Four-Bedroom Semi-Detached Home
- Off-Road Parking with EV Charger
- Ground Floor Bedroom with an En-Suite
- Two Reception Rooms
- Extended Modern Kitchen / Family Room

Nestled in the heart of the sought-after village of Wilbarston, this exceptional family residence combines everyday convenience with flexible, modern living.

Designed to adapt to your lifestyle, the ground floor features a fantastic independent double bedroom and shower room suite-perfect for multi-generational living, visiting guests, or anyone looking for single-level ease. Alongside this, you will find two light-filled reception rooms that can easily be tailored to suit your needs, whether you are hosting formal dinner parties or enjoying cozy family movie nights.

At the rear, the sleek, contemporary kitchen acts as the true heart of the home. Complete with a striking central island and plenty of storage, it flows seamlessly through patio doors into the garden, making indoor-outdoor entertaining effortless. A practical utility room rounds out the ground-floor layout.



Upstairs, the property boasts three additional well-proportioned bedrooms and a stylish family bathroom, providing ample space for a growing household.

Step outside to discover a substantial private garden designed for relaxation and play. It features a fantastic, detached home office-ideal for remote working or a quiet creative studio-plus handy extra storage. To the front, the driveway offers convenient off-road parking complete with an electric vehicle charging point.

Enjoy the best of both worlds with a peaceful village lifestyle in Wilbarston, while staying just a short trip from Market Harborough's vibrant amenities, excellent local schools, and convenient transport connections.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 18'2 x 10'6 (5.53m x 3.20m)

DINING ROOM 15'5 x 11'11 (4.69m x 3.63m)

KITCHEN / BREAKFAST ROOM 16'11 x 12'8 (5.15m x 3.86m)

UTILITY ROOM

BEDROOM TWO 12'3 x 10'10 (3.73m x 3.30m)

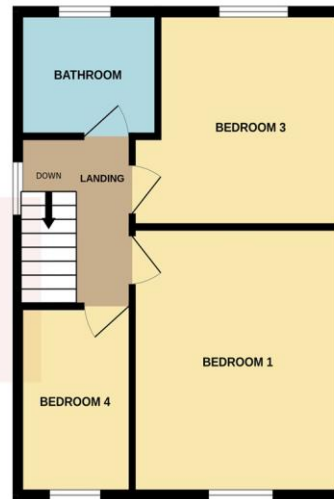
SHOWER ROOM 7'2 x 6'1 (2.18m x 1.85m)



GROUND FLOOR



1ST FLOOR



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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FIRST FLOOR LANDING

BEDROOM ONE 14' x 11'3 (4.26m x 3.42m)

BEDROOM THREE 11'11 x 11'3 (3.63m x 3.42m)

BEDROOM FOUR 9'10 x 6'5 (2.99m x 1.95m)

BATHROOM 7'10 x 6'6 (2.38m x 1.98m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 430527

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