



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Anson Drive, Market Harborough, LE16 7GZ

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“Attention All First Time Buyers”

A well-presented and modern two-bedroom semi-detached home, occupying a pleasant position within the highly regarded Wellington Place development in Market Harborough. The property offers thoughtfully arranged accommodation, contemporary finishes throughout and the benefit of off-road parking, making it an ideal purchase for first-time buyers, downsizers or investors.

The property is situated within the popular Wellington Place development, benefiting from its own local amenities including a Sainsbury’s Local, Esquires café and primary school. Market Harborough town centre is easily accessible and provides a wide range of independent shops, supermarkets, cafés and restaurants, along with a mainline railway station offering direct services to London St Pancras. Excellent road links from the A6 to surrounding villages and town.

Entrance is granted through a composite door leading into a welcoming hallway with attractive herringbone style vinyl flooring with stairs rising to the first floor and access to the living room.

The well-proportioned living room, featuring carpeted flooring and ample space for freestanding furniture and a window to the front elevation making it the perfect bright and airy space.

The kitchen boasts herringbone style vinyl flooring and is fitted with a range of contemporary shaker-style eye and base level units, complemented by square edge work surfaces, a stainless steel one and a half bowl sink with mixer tap. Integrated appliances include a Smeg single oven, a Smeg four-ring gas hob with a Smeg stainless steel extractor hood, fridge/freezer and slim line dishwasher, with space for additional white goods. A window to the rear elevation provides an abundance of natural light, while a glass panelled door gives direct access to the garden.

The modern WC comprises of continued herringbone style vinyl flooring a low-level WC and wall-mounted wash hand basin.

The main bedroom is a generous double, positioned to the rear elevation and benefiting from built-in storage space. The second bedroom is also double in size and benefits from a smaller built-in wardrobe.

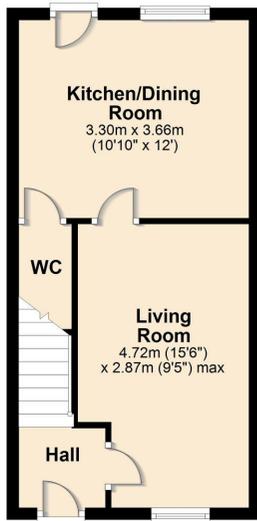
The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower and glass screen, low-level WC and wash hand basin, complemented by contemporary wall tiling, vinyl flooring and a heated towel rail.

To the front of the property is a low-maintenance garden with paved pathway leading to the entrance, bordered by established shrubs. Off-road parking is conveniently located nearby.

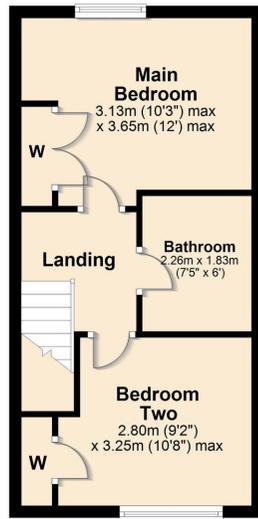
The rear garden is fully enclosed and primarily laid to lawn, with a paved patio area directly to the rear of the property, ideal for outdoor seating. A paved pathway leads to a side access gate, providing practical access back to off road parking for two cars.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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