



5 WOODWARD DRIVE – MARKET HARBOROUGH



5 WOODWARD DRIVE – MARKET HARBOROUGH. LE16 7GE

An opportunity to purchase a fine three bedroom semi-detached property situated in this popular residential area situated on the outskirts of Market Harborough.

LOCATION

Located on the outskirts of Market Harborough on the new Wellington Place development and benefiting from a new commercial hub featuring Sainsbury's and Esquires coffee.

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, educational facilities, a number of coffee houses, banking, restaurants and independent boutiques. Leisure facilities to include a theatre, golf course, tennis and squash courts and cricket ground.

There is easy access to a comprehensive commuting network including the A6, A14, A1/M1 link road, access to the M1, M69 and M6 motorways and mainline railway station with London St. Pancras in approximately one hour. The property lies in walking distance from everyday facilities.

ACCOMMODATION

Accessed via a Victorian style door with fanlight over, brass hardware and courtesy light.

CLOAKROOM

Low flush w.c., pedestal wash hand basin.

LOUNGE

Window to front elevation, understairs storage.

DINING KITCHEN

Full range of base and drawer units with preparation surface over and complimentary upstand, inset four burner gas hobs with extractor canopy over, stainless steel splash back, inset stainless steel sink with mixer tap over, double eye level ovens, integrated dishwasher, integrated fridge / freezer, space and plumbing for washing machine, range of eye-level units. Spacious dining area, island with cupboards beneath, glazed double doors leading out onto the garden with glazed panels to sides.

FIRST FLOOR ACCOMMODATION

LANDING

Storage cupboard.

FAMILY BATHROOM

Four-piece suite comprising panelled bath with tiled surround, mixer taps with hand held shower attachment, fully tiled double shower enclosure with glazed screen and wall mounted shower attachment, low flush push button w.c., obscure glazed window to rear elevation.

BEDROOM TWO

Window to rear elevation, range of full height fitted wardrobes providing ample storage and hanging.

BEDROOM THREE

Window to front elevation.

DRESSING ROOM

Range of fitted wardrobes providing ample storage and hanging.

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings, low flush push button w.c., pedestal wash hand basin, Velux window.

Particulars prepared April 2026



OUTSIDE

To the rear of the property the boundary is depicted by a close boarded fence. A spacious patio area adjoins the property and provides for outdoor entertainment and al-fresco dining, a raised area is paved and partially covered by a timber pergola and a timber bar area. The remainder of the garden is predominantly lawn which softens the hard landscaping.

The borders are stocked with specimen trees and planting.

To the front of the property there is a planted border, with an adjoining drive, suitable for several vehicles.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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