



JAMES
SELICKS

Harvest Road

MARKET HARBOROUGH, LEICESTERSHIRE

A stylish and deceptively spacious modern townhouse, forming part of an attractive and well-regarded development on the northern fringes of Market Harborough.

This beautifully presented home offers versatile accommodation arranged over three floors, thoughtfully designed to suit contemporary living, with a superb open-plan kitchen, generous reception spaces and well-proportioned bedrooms. The property is further enhanced by a landscaped rear garden and enjoys a pleasant position within this popular residential setting, ideally placed for access to the town centre, railway station and excellent local schooling and a short walk to a Sainsbury's Local and Esquire's, a popular coffee shop.

Attractive three-storey modern townhouse • Versatile and well-balanced accommodation extending to approximately 1,140 sq. ft • Impressive open-plan kitchen/dining room with direct garden access • Generous first floor living room filled with natural light • Three well-proportioned double bedrooms • Two en-suite bedrooms occupying the top floor • Bathroom and ground floor cloakroom • Separate utility room • Landscaped rear garden with seating areas • Convenient location for Market Harborough town centre and mainline station • Benefits from the remainder of NHBC certificate available until 2032 • Air conditioning

Accommodation

The property is entered via a welcoming hallway, with a cloakroom and stairs to first floor landing. The impressive open-plan kitchen and dining area stretch from the front to the back of the property, fitted with a sleek range of contemporary units and integrated appliances, with ample space for dining and entertaining. French doors lead directly out to the garden, creating a seamless flow between indoor and outdoor living. There are also pleasant open views to the front. Completing the ground floor accommodation is a utility room, located off the kitchen which provides additional storage space, space for a washing machine, further worktop space and the gas boiler.

To the first floor, a spacious and beautifully appointed sitting room provides an excellent principal reception space, enjoying an abundance of natural light, a pleasant outlook and air conditioning. A well-proportioned bedroom and bathroom are also located on this floor, offering flexibility for guests or home working.

The second floor is dedicated to further bedroom accommodation with air conditioning, which includes a generous principal bedroom suite, and an additional bedroom and shower room, all presented to a high standard and offering comfortable, well-balanced living space.

Outside

To the rear, the property benefits from a thoughtfully landscaped garden, west facing, designed for ease of maintenance and year-round enjoyment. A paved terrace provides the perfect setting for outdoor dining and entertaining, leading onto planted borders and a neatly arranged garden space, enclosed to provide a good degree of privacy. The property also benefits from a side driveway providing car standing for at least two cars and leads on to a garage. The rear portion of the garage has been converted into a home gym. Overall, the property has a pleasant position within this attractive development.

Management Company

There is a Management Company which looks after the open communal spaces within the development for grass cutting, maintenance etc. The annual charge is currently £208.





Location

Lying on the northern fringes of the town, Wellington Place is a quiet development with lots of green open space and benefits from being in close proximity to Market Harborough's thriving town centre.

The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** D

Listed Status: Not Listed **Conservation Area:** No

Services: The property is offered to the market with all mains services and gas-fired central heating

Loft: Insulated with loft lighting

Meters: Electric and gas smart meters, and a water meter

Broadband delivered to the property: FTTP (934mbps)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

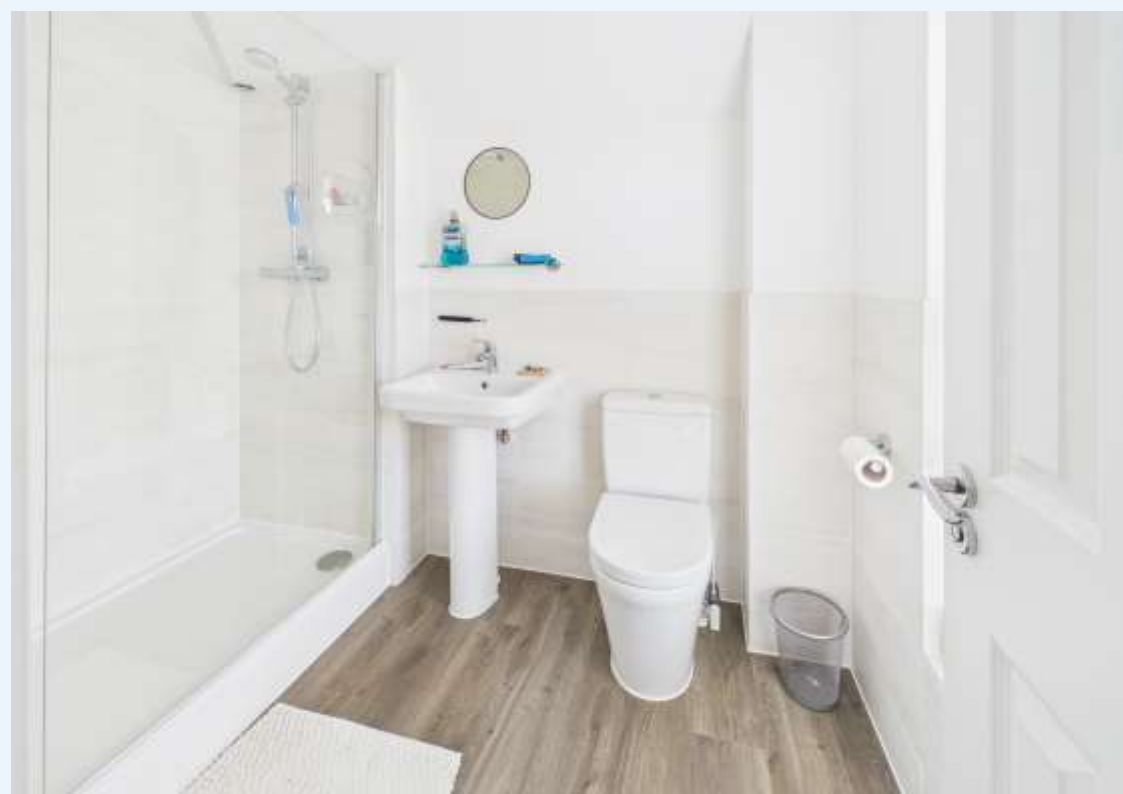
Flooding issues in the last 5 years: No

Accessibility: Three storey dwelling. No modifications

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is LE16 7BX, and house number 107





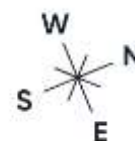
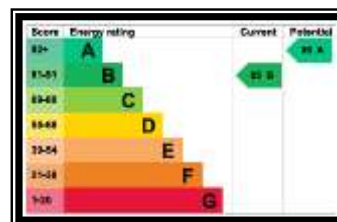


Floor 1

Floor 2



Floor 3



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

