

JAMES  
SELICKS

Well and Park Road

MARKET HARBOROUGH



Occupying a superb position opposite the ever-popular Welland Park and within walking distance of the town centre, this home enjoys a magnificent, deep south-facing rear garden.

Entrance hall • front reception room • dining room • breakfast kitchen • ground-floor utility/cloakroom • sunroom • two bedrooms • study • family bathroom • deep driveway • extensive lawned gardens • EPC - D

#### Location

Market Harborough offers a wide range of amenities including a mainline rail service to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the south.

#### Accommodation

A part-glazed timber front door opens into the entrance hall with stairs rising to the first floor. The front reception room features a marble fireplace with painted surround and a door leading through to the dining area, which includes an airing cupboard and a further cupboard housing the wall-mounted boiler.

An archway flows into the breakfast kitchen, fitted with a range of beech effect eye and base-level units and drawers, ample preparation surfaces and a one and a quarter bowl stainless-steel sink with mixer tap over. There is an integrated Canon double oven with a four-ring gas hob and extractor unit above, and a Beko dishwasher. A glazed door opens into the brick-and-uPVC sunroom. A ground-floor WC/utility room offers a white two-piece suite with low-flush WC, pedestal wash hand basin and plumbing for a washing machine, along with beech effect storage units.

The first floor landing gives access to a master featuring a cast-iron fireplace and an overstairs storage cupboard, bedroom two with a window to the front and an additional study room fitted with cupboards and shelving. The bathroom is fitted with a white three-piece suite including low-flush WC, a P-shaped bath with shower over, an inset wash hand basin with cupboard under, and two chrome heated towel rails.

#### Outside

The property offers a generous paved and gravelled driveway to the front, while the rear features block-paved patio areas, a four-tier pond and deep lawned gardens.

**Tenure:** Freehold.

**Local Authority:** Harborough District Council, **Tax Band:**B

**Listed Status:** None. **Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.

#### Satnav Information

The property's postcode is LE16 9DW, and house number 181.









**Approximate total area<sup>(1)</sup>**

80.4 m<sup>2</sup>

866 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

3 ft<sup>2</sup>

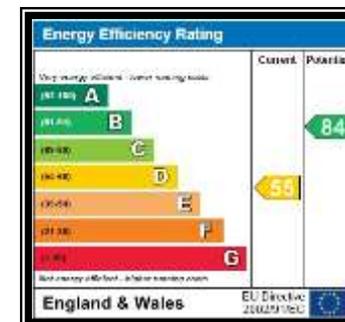
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



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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.



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