



**HENDERSON
CONNELLAN**
ESTATE AGENTS

“A Location, Design & Interior to Impress!”

Situated on the highly regarded Alvington Way and tucked away from the road, this impressive and detached residence has been thoughtfully extended and beautifully finished internally to boast generous proportions throughout, a stunning kitchen/ breakfast room with a vaulted ceiling, four bedrooms, a double garage and a rear garden!



Alvington Way
Market Harborough
LE16 7NF





Conveniently located within walking distance to Robert Smyth Academy, the town centre with a variety of independent local shops and restaurants, and the train station with excellent commuter rail links to London St Pancras within an hour.

Entrance through the composite front door leading into the delightful and welcoming entrance hall, featuring decorative tiled flooring, an electric Velux window with powered blind, oak internal doors and a staircase flows up to the first-floor landing with an oak banister and spindles.

The kitchen/breakfast room was extended to the front elevation in 2019, creating a real hub of the home and boasts tiled flooring with underfloor heating, a vaulted ceiling with electric Velux windows creating a fantastic sense of space, with a door into the utility room and a stable door leading out to the side of the property.

The high-quality kitchen comprises a host of eye and base level fitted units, two tone quartz work surfaces, a white Blanco one and a half bowl sink, a freestanding Stoves electric cooker with a five-ring induction hob, an integrated dishwasher, a full height fridge and a full height freezer, and a wine cooler.

Separate utility room comprising continued tiled flooring and units, an inset sink and space for a washing machine and tumble dryer.



Naturally light living room boasting a large bay window to the front elevation injecting natural light and a feature log-effect gas fireplace adding a focal point to the room.

Ground floor study featuring laminate flooring and a window to the side elevation, perfect for those working from home.

Formal dining room with laminate flooring and French doors opening out to the rear garden.

The former kitchen has been changed to create a fantastic sun room/second reception room, benefitting from the southwest facing aspect with French doors opening out to the delightful rear garden.

Guest WC comprising timber effect ceramic tiled flooring, metro tiled walls to dado height and a white two-piece suite.

First floor landing with access to the part boarded attic via a hatch, benefitting from power and light.

Spacious main bedroom featuring a front aspect window injecting natural light, a host of fitted storage and a fantastic en suite shower room. The en suite comprises tiled flooring and walls, a low-level WC, a wall-hung wash hand basin and a corner shower enclosure with fitted shower over.

Three further bedrooms, two of which benefit from being double in size with one featuring a fitted wardrobe and the other with large freestanding wardrobes that are included in the sale.

Modern and stylish family bathroom comprising tiled flooring and walls, electric under floor heating, a low-level WC, a wall-hung wash hand basin, a corner shower enclosure with fitted shower over, and a corner jacuzzi style bath.





Double garage with a two manual up and over doors, professionally-boarded loft storage space with a drop-down ladder, and benefitting from power and light.

Planning Permission has been granted for a loft conversion to include a dormer, with the planning reference 24/00008/HOUSE and this expires in April 2027.

Neatly tucked away, the property benefits from a prime position and features ample off road parking for multiple vehicles, with space for a further vehicle in the garage if required. An untethered Ohme electric car charging point is positioned in the front wall of the garage. A sandstone path leads down some steps toward the front door, with mature plantings bordering a well-maintained lawn area.

The delightful southwest facing rear garden is a real sun trap and features a sandstone patio leading from the rear doors offering the ideal space to sit out and enjoy the best of the days sun. Mature and well stocked borders line the perimeter, adding greenery throughout the year and a fantastic degree of privacy. A lawn area flows down the garden to a sunken patio at the rear, offering a fantastic further seating space with an built in brick BBQ.





Kitchen/Breakfast Room - 3.78m x 5.56m (12'5" x 18'3")

Utility Room - 2.24m x 1.7m (7'4" x 5'7")

Study - 2.11m x 2.95m (6'11" x 9'8")

Living Room - 4.32m x 4.17m (14'2" x 13'8")

Dining Room - 3.28m x 2.67m (10'9" x 8'9")

Sun Room - 5.03m x 2.67m (16'6" x 8'9")

Main Bedroom - 3.4m x 3.53m (11'2" x 11'7")

Bedroom Two - 2.97m x 3.81m (9'9" x 12'6")

Bedroom Three - 3.43m x 2.79m (11'3" x 9'2")

Bedroom Four - 2.08m x 3.07m (6'10" x 10'1")

Bathroom - 2.69m x 1.68m (8'10" x 5'6")

Garage - 5.23m x 4.88m (17'2" x 16'0")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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