

1 Airfield Road, Market Harborough, LE16 7BY



£600,000

Recently constructed to a high specification by Messrs William Davis Homes, this substantial three storey detached family home occupies a prime position, overlooking The Green, at the entrance to the prestigious Wellington Place.

The gas centrally heated accommodation comes in at just under 2,000 square feet and briefly comprises: Entrance hall, downstairs WC, lounge, 27' long fitted kitchen/breakfast room, utility room, dining room, five double bedrooms, en-suite shower room, galleried landings, bathroom and further shower room.

The private, landscaped rear garden is a particular feature, and there is a double garage and off road parking for approximately four cars.

The property is offered with the benefit of no upward chain and stamp duty paid for (£20,000).

Service without compromise

Entrance Hall



Accessed via opaque double-glazed front door. Herringbone effect wood laminate flooring. Radiator. Security alarm system. Stairs rise into the first floor. Doors to rooms.



Downstairs WC



Wash hand basin. Low level wc. Herringbone effect wood laminate flooring. Radiator. Half height tiling.

Lounge 16'1" x 11'5" (4.90m x 3.48m)



Double-glazed windows to the front and side elevations. Television point. Telephone point. Radiator.



Kitchen/Breakfast Room 26'10" x 9'5" + 7'9" x 5'7"
(8.18m x 2.87m + 2.36m x 1.70m)



Brand new fitted kitchen with a range of base and wall units. Solid Corean work surfaces and matching splashbacks. Inset stainless steel one and a half sink and moulded drainer. Fitted appliances to include; oven, microwave oven and warming tray, automatic dishwasher, undercounter fridge and freezer. Stainless steel extractor hood. Herringbone effect wood laminate flooring. Radiator. Double-glazed dual aspect windows. Doors to utility room and dining room.





Utility Room 6'9" x 6'8" (2.06m x 2.03m)



Fitted base and wall units. Corean work surface and matching splashback. Stainless steel single sink and moulded drainer. Radiator. Double-glazed door opening out to the rear garden.

Dining Room 11'5" x 10'3" (3.48m x 3.12m)



Double-glazed French doors opening out to the rear garden with matching side picture windows. Radiator. Television point. Telephone point. Herringbone effect wood laminate flooring.

First Floor Galleried Landing



Timber balustrade. Radiator. Double-glazed window to the rear aspect. Stairs rise into the second floor. Airing cupboard housing lag top water tank. Doors to rooms.

Bedroom One 15'2" x 11'5" (4.62m x 3.48m)



Double-glazed windows to the front and side elevations. Two double wardrobes. Television point. Telephone point. Door to en-suite.



Double-glazed windows to the front and side elevations. Two double wardrobes. Television point. Telephone point. Door to en-suite.

En-Suite



Tiled shower cubicle with mains shower fitment. Low level wc. Wash hand basin. Complimentary tiled walls. Tiled effect vinyl flooring. Heated towel rail. Extractor fan. Opaque double-glazed window.

Bedroom Four 12'3" x 9'5" (3.73m x 2.87m)



Double-glazed window to the front elevation. Radiator. Television point.



Bedroom Five 10'9" x 9'6" (3.28m x 2.90m)



Double-glazed window to the front elevation. Radiator. Television point. Fitted double wardrobe.



Bathroom



Panelled bath with mixer shower attachment. Wash hand basin. Low level wc. Complimentary tiled walls. Tiled effect vinyl flooring. Heated towel rail. Opaque double-glazed window. Inset ceiling down lighters. Electric shaver point.



Second Floor Landing 18'9" x 7'2" (5.72m x 2.18m)



Timber balustrade. Two double-glazed Velux windows. Radiator. Access to loft space. Doors to rooms.

Bedroom Two 18'10" x 11'5" (5.74m x 3.48m)



Double-glazed window to the front elevation. Double-glazed Velux window to the rear. Wood effect vinyl flooring. Two radiators.



Bedroom Three 12'3" x 9'5" (3.73m x 2.87m)



Double-glazed window to the front elevation. Radiator. Television point.



Shower Room



Tiled shower cubicle with mains rain shower fitment. Wash hand basin. Low level wc. Complimentary tiling. Heated towel rail. Opaque double-glazed window.



Front



Paved pathway and wrought iron fencing. Side pedestrian access to the rear garden.

Rear Garden



The rear garden is fully landscaped with paved and decked patio areas, well stocked borders and a small lawn. Enclosed by high brick wall. Wrought iron gate which leads to a block paved parking for four cars in front of the garage.



Double Garage



Brick constructed double garage with up and over double doors.



Rear Aspect



Views To The Front



Service without compromise



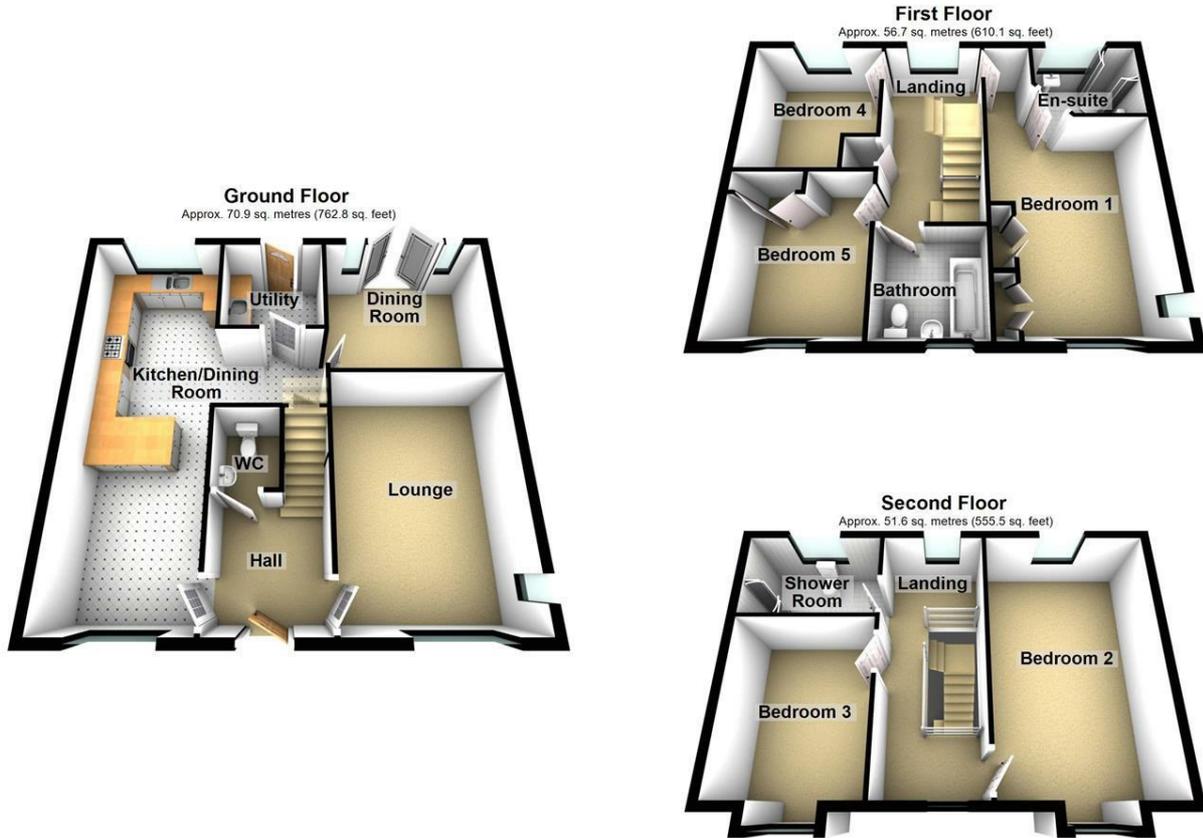
Maintenance Charge

There is an annual development maintenance fee payable on this property, which is approximately £228.61 per annum.

Note For Prospective Buyers

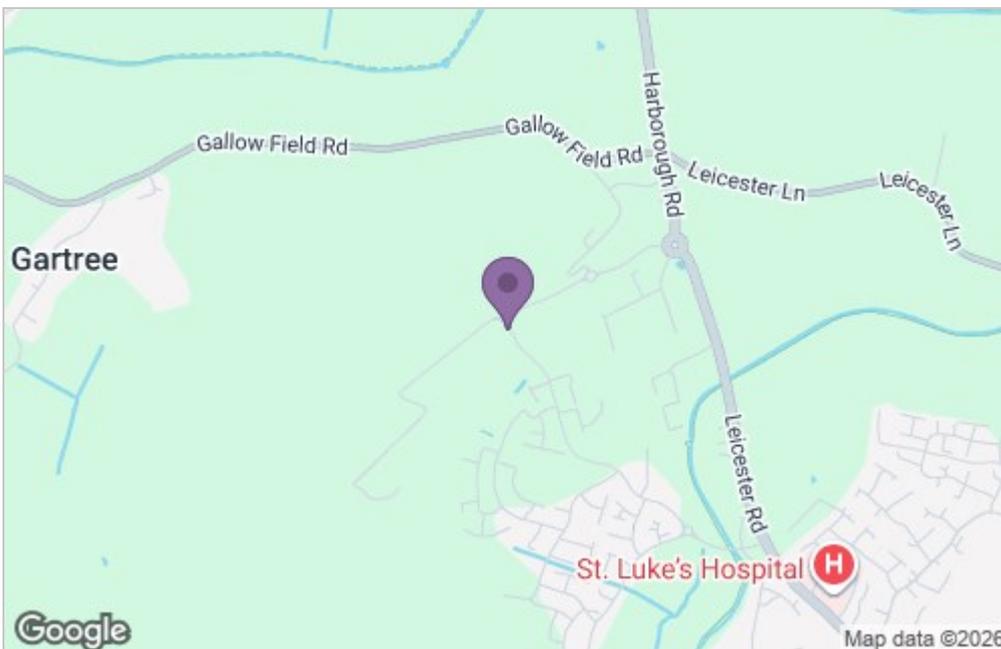
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 179.2 sq. metres (1928.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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