



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Position, Garden & Proportions To Impress"

Occupying a desirable cul-de-sac position within the popular Wellington Place development, just a stone's throw of the neighbouring green, this stunning four-bedroom detached home is sure to impress, boasting a beautifully kept interior, generous proportions, a fantastic west facing garden!



Roberts Close
Market Harborough
LE16 7DQ





Built in 2020 by the reputable William Davis Homes, the property incorporates the desirable 'The Gowan' design, providing a single garage, four good sized bedrooms and a fantastic kitchen/dining/family room, making this property an ideal family home.

Entrance is gained through a composite front door into a welcoming entrance hall, boasting attractive Amtico flooring, a fitted floor mat, a guest WC and stairs rise to the first floor.

Beautifully appointed living room of a generous size featuring a modern decor and a window to the front elevation.

Stunning open plan kitchen/dining room benefitting from Amtico flooring, LED ceiling spotlights, ample space for a dining table and chairs, French doors to the garden and a separate utility room.

The high quality kitchen comprises a host of high gloss eye and base level units, a timber effect work surface and matching up stand, a one and a half bowl sink with a mixer tap and draining board, and a range of Smeg integrated appliances to include a double oven, a five ring gas hob, a large chimney hood extractor and a fridge freezer.

Separate utility room with continued Amtico flooring, high gloss eye and base level units, a timber effect work surface and matching upstand, a cupboard housing a modern Ideal Logic Boiler, space for a washing machine and a tumble dryer, and a rear door to the garden.

Guest WC comprising attractive timber effect flooring and a white Roca wall-hung wash hand basin and low-level WC.

Stairs rise to a naturally light galleried first floor landing with a window to the front elevation, an airing cupboard and a loft hatch to a fully boarded attic with a drop-down ladder.



Four well-presented bedrooms all of which are double in with fitted wardrobes.

Well-proportioned main bedroom offering ample space for a king size bed, fitted wardrobes and an en-suite shower room. The luxury en-suite shower room features LED ceiling spotlights, a heated towel rail, timber effect flooring, porcelain tiled splash backs and a white Roca three piece suite incorporating a double width shower cubicle, a wall-hung wash hand basin and a low-level WC.

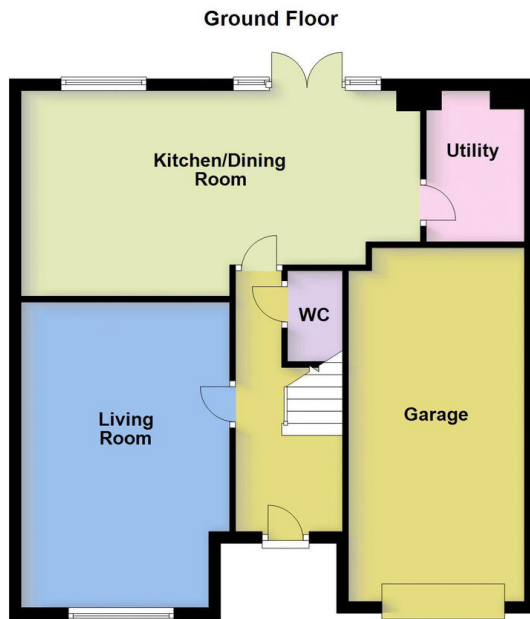
Modern bathroom boasting LED ceiling spotlights, timber effect flooring, a heated towel rail, porcelain tiled splashbacks and a white Roca four piece suite to include a corner enclosed shower cubicle, a panel enclosed bath, a wall hung wash hand basin and a low-level WC.



Single garage with a manual up and over door providing power and electricity supply.

Nestled within a desirable block paved enclave, the property boasts a neat and attractive frontage. Benefitting from a well-manicured lawn, stocked planted borders, and a driveway providing off road parking for two vehicles, there is also a side gate leading to the rear garden and access to an integral single garage.

The fantastic west facing rear garden has been beautifully landscaped and is much larger than you'd expect, providing a superb space to relax, play or entertain. The garden boasts a stunning porcelain paved patio with a timber pergola, ideal for alfresco dining, a generous sized lawn, a separate artificial lawn play area, a variety of trees and an array of planted borders. To the top of the garden is a raised decked area providing additional seating space or room for a shed.



- Living Room 17' 1" x 11' 8" (5.20m x 3.55m)
- Kitchen/Dining Room 22' 4" x 11' 6" (6.80m x 3.50m)
- Utility Room 8' 5" x 5' 6" (2.56m x 1.68m)
- Main Bedroom 12' 11" x 12' 1" (3.93m x 3.68m)
- Ensuite 9' 2" x 3' 10" (2.79m x 1.17m)
- Bedroom Two 12' 4" x 11' 6" (3.76m x 3.50m)
- Bedroom Three 11' 11" x 9' 11" (3.63m x 3.02m)
- Bedroom Four 11' 1" x 9' 11" (3.38m x 3.02m)
- Garage 19' 9" x 9' 10" (6.02m x 2.99m)

*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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