

# Watson Avenue

MARKET HARBOROUGH, LEICESTERSHIRE



JAMES  
SELICKS

A beautifully appointed and stylish three-bedroom home, offering spacious accommodation, perfectly suited to contemporary living. This property is perfectly suited to a first-time buyer, downsizer or investor.

Positioned within a well-regarded residential setting, the home enjoys a particularly appealing layout, complemented by a landscaped garden and versatile third room ideal for home working.

- Impeccably presented with a contemporary finish
- Two generous bedrooms
- Third small single bedroom ideal as an office or nursery
- Elegant sitting room
- Stylish open-plan dining kitchen
- Seamless access to the rear garden from the living space
- Beautifully landscaped and private rear garden
- Separate garage providing off-road parking
- Light-filled accommodation throughout
- Highly desirable residential location

#### Accommodation

The accommodation is arranged over two floors and has been thoughtfully configured to provide a natural flow between the principal living spaces. A welcoming entrance hall with feature dado rail leads through to an elegant sitting room, a delightful, light filled space centred around a charming focal point and enhanced by contemporary styling.

To the rear, the dining kitchen forms the true heart of the home, offering a stylish yet practical setting for both everyday living and entertaining. The room is well-appointed with ample storage and workspace space, alongside a defined dining area with views and access onto the garden, creating seamless indoor-outdoor living.

To the first floor, two well-balanced bedrooms provide comfortable accommodation. The principal bedroom boasts feature wall panelling, while the third room is ideally suited for a nursery or a private working from home space. A well-appointed family bathroom completes the internal layout.

#### Outside

The property enjoys a beautifully arranged rear garden, thoughtfully designed to offer both relaxation and entertaining space. A paved terrace provides the perfect setting for al fresco dining, leading onto a lawn bordered by well-established and well stocked raised planters, with established trees creating a private and tranquil environment. To the rear of the garden a gate provides access to a single garage, located in a block of garages, accessed via Harrison Close.

To the front, the property benefits from a large, gravelled frontage thought suitable for off-road parking, if the curb was dropped. There was a previous planning consent for the curb to be dropped which has since lapsed (Ref: 20/01763/CLU).





#### Location

Market Harborough is an historic charming and vibrant market town with a variety of independent shops, boutiques, hotel and restaurant, and regularly features in The Sunday Times 'Best Places to Live' and is often considered one of the best places to live in the east midlands. There is also a mainline rail link to London St. Pancras International which may be reached in just under an hour. The M1 is accessible at junction 20, and the A14 lies to the South. Schooling within the area is well catered for both within the state and private sector.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed. Built c1970s

**Conservation Area:** No

**Tax Band:** B

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

**Meters:** Electric and Gas smart meters

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling, no modifications for accessibility. Step up to the front door

**Planning issues:** None our clients are aware of

**Satnav Information:** The property's postcode is LE16 9NA, and house number 17.







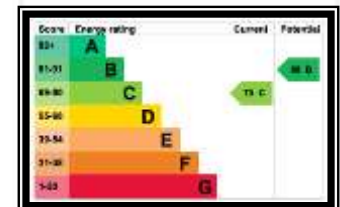
Floor 1



Floor 2

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

66.8 m<sup>2</sup>  
719 ft<sup>2</sup>



(1) Excluding balconies and terraces

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.

