Welland Avenue
Gartree
Market Harborough
LE16 7RN

£310,000



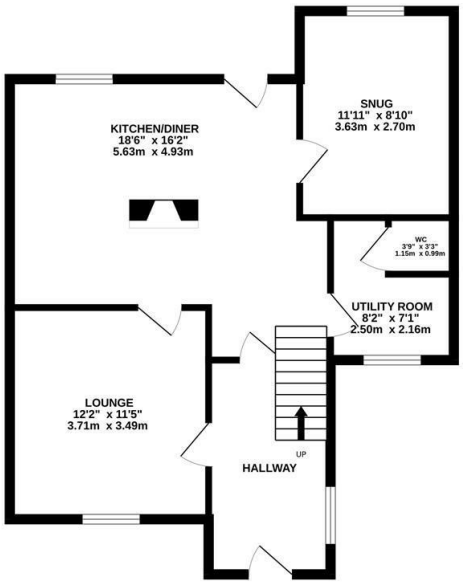


OSCAR JAMES

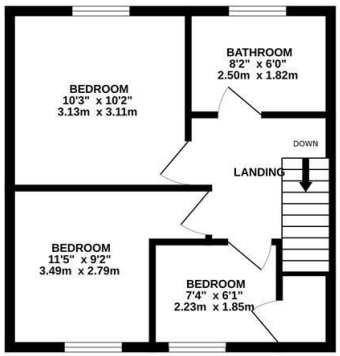
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FLOOR PLANS

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Light and airy lounge space
- Stunning open plan kitchen/diner
- Three well proportioned bedrooms
- Family bathroom with shower over bath
- Generously sized private rear garden
- Off road parking for multiple cars



WHAT'S GREAT?

A beautifully extended and thoughtfully designed three-bedroom end-terrace home, ideally situated in the sought-after Gartree area of Market Harborough.

Upon entering, you are greeted by a welcoming hallway, setting the tone for the spacious and well-presented accommodation. The lounge offers a comfortable and characterful reception space, complete with an attractive open brick fireplace, creating a warm and inviting focal point.

The property then opens into the true heart of the home — a stunning open-plan kitchen and dining space designed with modern family living and entertaining in mind. A striking vaulted ceiling, enhanced by skylights, floods the room with natural light and creates an impressive sense of space. The kitchen is exceptionally well equipped with a plethora of integrated appliances, ample storage and preparation space, plus a useful breakfast bar. A feature log burner adds warmth and character, creating a wonderful room in which to relax and entertain.

The ground floor also benefits from a convenient utility area with WC and additional storage, together with a further versatile reception room offering a multitude of potential uses, whether as a home office, playroom, snug, hobby room or additional bedroom.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for modern family life.

Outside, the property continues to impress, with off-road parking for multiple vehicles to the front. To the rear is a generously sized and private garden, incorporating patio and lawned areas — an ideal space for outdoor entertaining, relaxing or enjoying the warmer months.

Combining character, contemporary style, generous living accommodation and excellent versatility, this is a superb home in a desirable Market Harborough location.

This beautiful property must be viewed to fully appreciate all that is on offer. Please contact Oscar James Market Harborough for further information or to arrange a viewing.

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SELLER'S SECRET

We have loved our time living here. It is so quiet and our kitchen/dining area is great for entertaining family and friends.





Why we like it....

Stunning property that has been thoughtfully extended to a very high standard. A true gem!

To buy or not to buy....

OSCAR JAMES

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