



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Luxury Living within a Perfectly Positioned Setting"

Built in 2023 by the renowned Davidson Homes, set on a desirable plot within the sought-after Wellington Place, this exceptional, detached family home not only boasts over £40,000 worth of upgrades but also benefits from an excellent position within the development offering an open feel and private rear garden.



Hardy Road
Market Harborough
LE16 7AW





This impressive property boasts the desirable 'Castleton' design, offering multiple reception rooms, a fantastic open plan kitchen/dining/family rooms, four double bedrooms with two ensuite bathrooms and a detached double garage. The thoughtfully chosen upgrades include quartz work-surfaces, bespoke fitted blinds, luxury fixtures and fittings, utility room extras and a beautiful re-landscaped garden.

The property is conveniently located within walking distance to the new Sainsburys shop & Esquires Café, the Grand Union Canal, Wellington Place Primary School and countryside walks. Market Harborough town centre is also within walking distance, for the commuters the A6 is easily accessed with links to the M1 and the train station offers links to London St Pancras within an hour.

Entrance is gained into the welcoming and spacious hallway, with high-quality Amtico flooring, access to the utility room and guest WC, the under-stairs storage cupboard and stairs rising to the first floor.

Beautifully appointed living room accessed through double doors off the hallway, featuring a tasteful decor, modern carpeting and a charming Georgian style window to the front.

The heart of the home is the fantastic open plan kitchen/dining/family area where steps lead down from the hallway into the impressive room, offering a true sense of space and natural light with beautifully high ceilings, extensive glazing and French doors featuring bespoke fitted blinds, also providing delightful views over the rear garden. The room offers a perfect space for both living and dining, and is complete with Amtico flooring, LED ceiling spotlights and stunning feature lighting (available under separate negotiation).



The kitchen itself comprises of host of shaker-style eye and base level units, stunning quartz work surfaces, a ceramic sink with a mixer tap and draining grooves and a fantastic island/ breakfast bar with matching quartz surfaces and shaker style units. A range of high-quality AEG integrated appliances including a single oven, combination microwave oven, five-ring induction hob with extractor over, a fridge freezer and a dishwasher.

The ground floor study offers an ideal space for those working from home and benefits from a charming Georgian style front window, the versatility to be used as playroom or home business (subject to relevant consent).

The utility room is fitted with shaker-style base level units, quartz work surfaces and a stainless-steel sink with mixer tap and drainer grooves, complemented by continued Amtico flooring. There is an integrated washer/dryer, and a door provides access through to the guest WC.

The contemporary guest WC is finished with continued Amtico flooring and half-height tiling, comprising a low-level WC and a wash hand basin with mixer tap, with a frosted window providing natural light.

Generous first floor landing with access to the attic via a hatch, the airing cupboard and a spacious storage cupboard.

Impressively proportioned main bedroom, located to the front elevation, boasting a fantastic dressing area with fitted wardrobes and an en-suite shower room. The luxury en-suite comprises Amtico flooring, beautiful ceramic wall tiling with a contrasting decorative pattern to the shower area, and a white Villeroy and Boch three-piece suite to include a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.

The double sized second bedroom also features a Georgian style window to the front elevation, fitted wardrobes and a further high-quality en-suite shower room with a white Villeroy & Boch three-piece suite.

The third and fourth bedrooms are positioned to the rear elevation, overlooking the garden and benefit from being double in size.

Modern family bathroom finished to a high standard with Amtico flooring, ceramic tiled walls and a white four-piece Villeroy & Boch suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath with a Hansgrohe shower wand, and a shower enclosure with a fitted shower over.

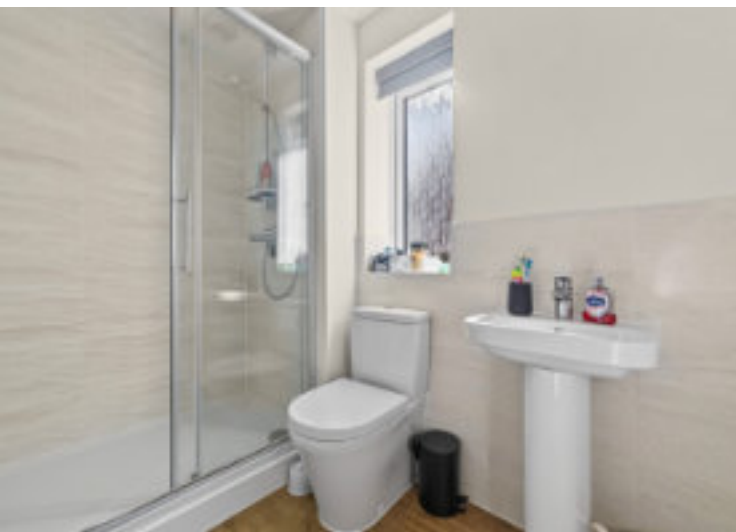




This attractive double fronted property is neatly set back from the road, featuring a well-kept frontage with planted borders and a pathway to the front door. To the side of the property is a generous driveway providing off road parking for over four cars, access to the double garage and a side gate to the garden.

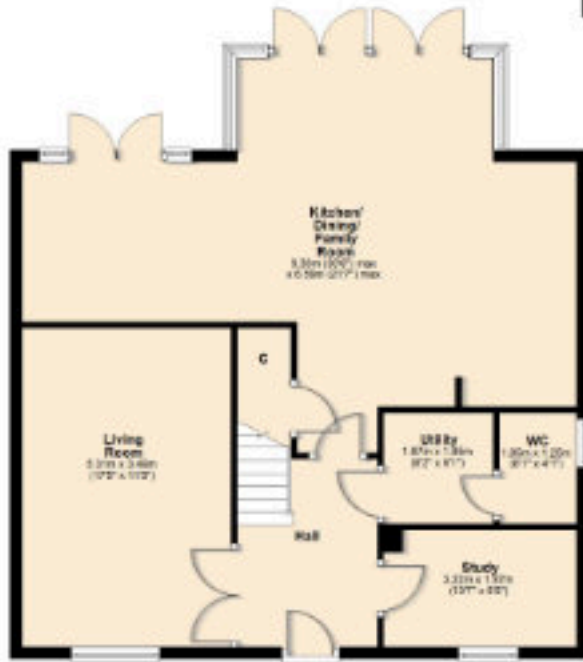
The delightful rear garden offers an excellent degree of privacy and has been beautifully landscaped. A generous paved patio with block paved borders spans the entire width of the property, creating a perfect space for outdoor dining. The garden also features a neatly kept lawn, outdoor sockets, planted borders and an area beyond the garage which could be utilised for further garden storage.

Detached double garage with an up and over door, power sockets, lighting and a joist in place should you wish for a side door into the garden to be added.

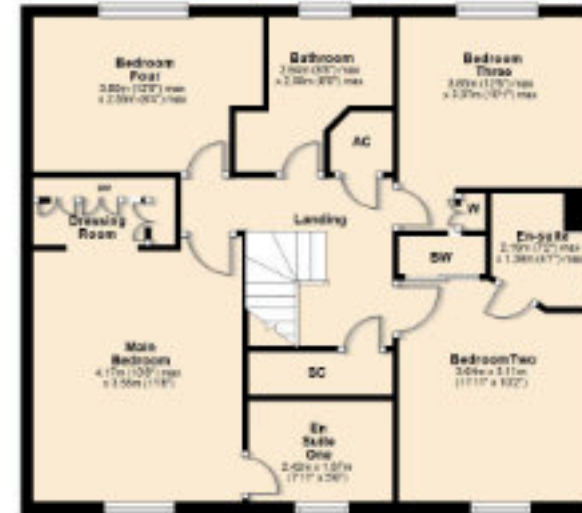




Ground Floor



First Floor



*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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