

15 Weinahr Close, Wilbarston, Market Harborough LE16 8QX Guide Price £650,000

Lucas Estate Agents are thrilled to be offering this much extended, 4 double bedroom detached property to the market in the sought after Market Harborough village of Wilbarston. With a 10 minute drive to both Market Harborough and Corby, you are perfectly positioned for quiet village life but also all the amenities of 2 large towns. Wilbarston has a its own shop and post office along with a busy pub and local deli/cafe. The local primary school has recently been awarded an overall "Good" standard by Ofsted and it continues to attract lots of young families to the village.

This ground floor of this property boasts 4 reception rooms and a study as well as a large family Kitchen/Living/Diner. To complete the downstairs there is a modern finished utility room and guest WC. Upstairs there are 4 double bedrooms, 2 with ensuite shower rooms and then a large family bathroom. Outside there is a stunning wrap around garden with keeps the sun for the majority of the day along with a double garage and EV charger

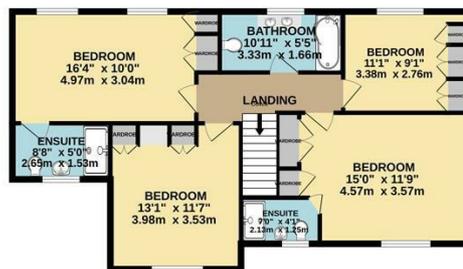
Tenure: Freehold
Energy Rating: C
Council Tax Band: E

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GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 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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- 4 Bedroom Detached House
- 2 Ensuite Bedrooms
- 4 Reception rooms
- Kitchen/Living/Diner
- Double Garage with Electric Doors
- Large Rear Garden
- EV Charger

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	73	78
England & Wales	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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