



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"As Good As New"

Occupying a desirable position at the end of a row of properties, this beautifully presented Taylor Wimpey 'Wortham' design offers an impressive combination of space, style and everyday convenience, boasting four double bedrooms, two en suites, a fantastic kitchen/dining room and an integral single garage.



Owen Way
Market Harborough
LE16 7EA





Situated within the sought-after Wellington Place development, the property is within walking distance of the Wellington Place primary school, the Grand Union Canal towpath, and a supermarket and coffee shop. Market Harborough's thriving town centre is close by, and the train station offers direct links to London St Pancras within an hour.

The property is subject to an estate service charge of approximately £180.00 per annum.

Beautifully maintained throughout, the accommodation offers generous proportions, an abundance of natural light and a stylish contemporary finish, making this an excellent family home ready to move straight into.

Entrance is gained into the spacious and welcoming entrance hall, featuring attractive Amtico LVT flooring which continues throughout the ground floor. The hallway provides access to the living room and kitchen/dining room, while a useful understairs cupboard offers excellent additional storage.

The generously proportioned living room is desirably situated to the front elevation, with a large window injecting an abundance of natural light and creating a bright and inviting space. The attractive Amtico flooring continues, while double doors lead through to the kitchen/dining room.

A fantastic kitchen/dining room offering excellent proportions with ample space for both everyday family living and entertaining. The kitchen is fitted with a range of attractive shaker-style eye and base-level units complemented by roll-top work surfaces and a one-and-a-half bowl composite sink. A comprehensive selection of integrated appliances includes a fridge/freezer, dishwasher, induction hob with extractor over and double oven. French doors open directly from the dining area onto the rear garden.

Positioned just off the kitchen is the useful utility room, fitted with a continuation of the matching shaker-style cabinetry and incorporating an integrated washer/dryer. A cupboard neatly houses the boiler, while a door provides convenient direct access to the rear garden.

The generously sized guest cloakroom completes the ground-floor accommodation and comprises a WC and wash hand basin, complemented by the continued Amtico flooring.

Stairs rise to the spacious first-floor landing, providing access to all four bedrooms, the family bathroom and the loft. The loft benefits from a ladder and light and is partially boarded, providing useful additional storage.

The impressive main bedroom is particularly generous in size, comfortably accommodating a range of bedroom furniture and benefiting from its own en suite shower room and built in cupboard. The en suite comprises a double shower enclosure with full-height tiling, a vanity-enclosed wash hand basin, WC and chrome heated towel rail, together with a window providing natural light.

Bedroom two is another excellent double bedroom and benefits enjoys the luxury of its own en suite shower room. This comprises an enclosed double shower with full-height tiling within the shower area and half-height tiling to the remaining walls, together with a WC, wash hand basin and vinyl flooring.

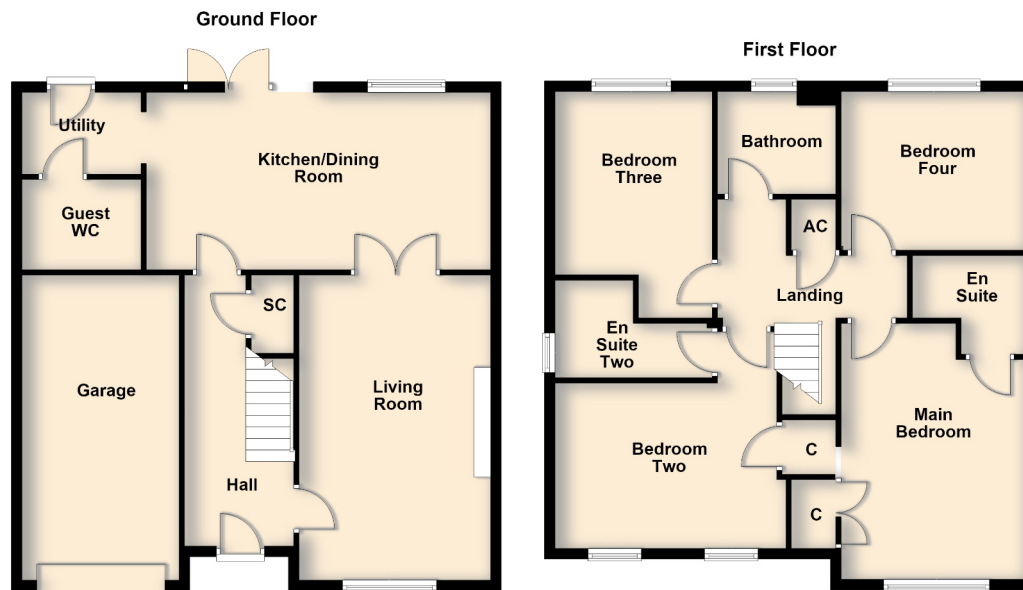
Two further double bedrooms which are positioned to the rear elevation overlooking the garden.

The family bathroom is well appointed with a panel-enclosed bath, pedestal wash hand basin and WC, complemented by half-height wall tiling and practical vinyl flooring.

Outside, the rear garden offers an attractive and manageable space for both relaxing and entertaining. Predominantly laid to lawn, the garden also features a paved patio with ample room for an outdoor table and chairs. Part of the garden is enclosed by an attractive wall, while a paved pathway extends along the side of the property and provides gated access to the front. An outside tap provides additional practicality.

The property further benefits from an integral single garage, providing valuable secure parking and storage.





Living Room - 5.82m x 3.53m (19'1" x 11'7")

Kitchen/Dining Room - 6.45m x 3.25m (21'2" x 10'8")

Utility - 2.24m x 1.42m (7'4" x 4'8")

Guest WC - 2.29m x 1.4m (7'6" x 4'7")

Main Bedroom - 4.72m x 3.51m (15'6" x 11'6") max

En Suite - 2.01m x 1.73m (6'7" x 5'8") max

Bedroom Two - 4.29m x 4.09m (14'1" x 13'5") max

En Suite Two - 2.97m x 1.75m (9'9" x 5'9") max

Bedroom Three - 4.14m x 2.97m (13'7" x 9'9") max

Bedroom Four - 3.38m x 2.95m (11'1" x 9'8")

Bathroom - 2.21m x 1.93m (7'3" x 6'4") max



*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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