



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine"

Situated on the popular Wellington Place development and built by the renowned Davidsons in their "Blaby" design, this impressive and detached residence boasts a high standard of finish throughout, three double bedrooms, ample off-road parking and a single garage!



Woodward Drive
Market Harborough
LE16 7GE





Conveniently located within very close walking distance to the recently opened Sainsburys Local, Esquires coffee shop and the primary school. Canal walks are on the doorstep, with the town centre also within walking distance with a variety of independent local shops and restaurants.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with high quality Amtico flooring, a useful under stair storage cupboard and the guest WC with a white two-piece suite.

Impressive living room of a good size and benefitting from a bay window to the front elevation flooding the room with natural light.

Stunning open plan kitchen/dining/family room boasting a wall of windows overlooking the rear garden, creating a fantastic entertaining space. The room comprises Amtico flooring, a host of eye and base level fitted units, Quartz work surfaces, an inset stainless-steel sink, an AEG electric oven with a combination grill and microwave above, an integrated fridge/freezer, an integrated dishwasher and space for a washing machine. There is also ample space for a large dining table and chairs and a sofa.

First floor landing with access to a useful over stair storage cupboard with a radiator, and the attic via a hatch.

Main bedroom featuring a wall of fitted wardrobes and a fantastic en suite shower room. The en suite comprises Amtico flooring, ceramic tiled walls, a low-level WC, a pedestal Villeroy and Boch wash hand basin and a double width shower enclosure with an Aqualisa shower over.

Two further bedrooms, both of which benefit from being double in size with windows overlooking the rear garden.

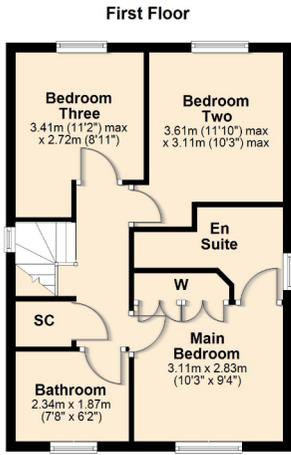
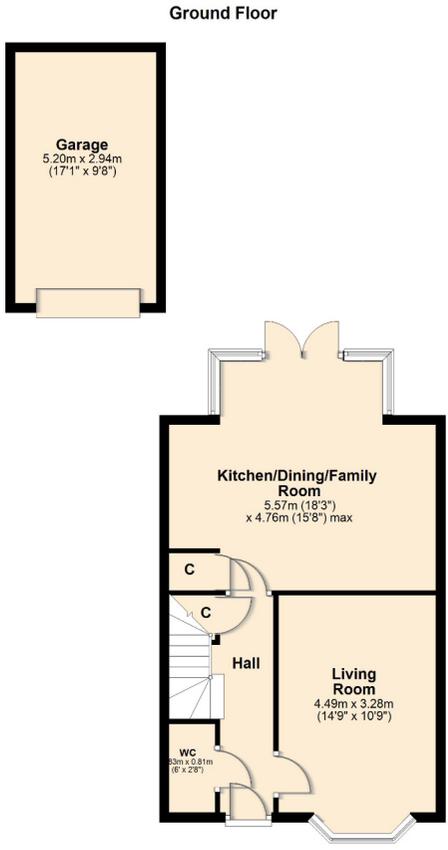
Modern family bathroom comprising Amtico flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a Villeroy and Boch wash hand basin, and a panel enclosed bath with a fitted shower over.

Single garage with a manual up and over door, power, light and a fully boarded loft space with a drop-down ladder.

A maintenance charge for the development is in the region of £260pa. – TBC – Vendor coming back to me.



The property benefits from a neat and attractive frontage with mature plantings and a paved path to the front door. To the side is the hard standing driveway providing off road parking for two cars, with a further car in the garage if required. The rear garden benefits from a private feel, rare for a property on a modern development. A paved patio leads from the rear doors, offering the ideal space to sit out and entertain. The remaining garden is a lawn area with a gravelled area behind the garage.



*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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