



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Flexible Family Home!"

Set within a picturesque village location, this spacious four-bedroom extended semi-detached property offers generous proportions, a versatile layout, off-road parking and a sunny south-south-east facing rear garden with lovely field views!



Queens Road
Wilbarston
LE16 8QJ





Sought-after village location in the heart of Wilbarston, within walking distance of the local shop with café and post office, pub, primary school and countryside walks. Market Harborough and Corby are also within close driving distance.

A welcoming entrance hall features a glazed front door, wooden flooring and stairs rising to the first floor.

A generously proportioned and versatile living room, naturally bright with two front-facing windows. An adjoining area provides an ideal home office or reading nook, while wood-effect flooring and a wood-burning stove add warmth and character. Useful storage is incorporated beneath the stairs.

A bright and practical fitted kitchen boasts a range of shaker-style eye and base level units, solid oak work surfaces and tiled splashbacks. Features include two integrated ovens, an electric hob with extractor over and an inset sink. A large window overlooks the rear garden, with tiled flooring and access to the adjoining utility room.

The utility room provides additional storage and worktop space, with fitted units, plumbing and a vent for a washing machine and a tumble dryer, room for freestanding appliances and tiled flooring. There is a door from the utility out to the side passage which is not currently in use but could be if desired.

A bright and versatile dining room offers space for a family dining table and additional furniture. A rear-facing window and glazed double doors open onto the garden, creating a lovely connection with the outdoors. The room could also be used as an additional sitting or family room.

A useful dedicated home office, ideal for working or studying from home, with a window out to the garden.

A cleverly combined cloakroom and utility space, fitted with a WC, contemporary wash basin and useful work surface. There is space and plumbing for a washing machine, additional storage and a frosted window. The room also houses the boiler, replaced in November 2025.

First-floor landing providing access to all four bedrooms and the family bathroom.

A well-proportioned main bedroom comfortably accommodates a double bed and additional furniture. Two windows enjoy far-reaching countryside views, while the room benefits from its own en suite.

The en suite shower room comprises a corner shower enclosure, pedestal wash basin and WC, tiled flooring and partially tiled walls.

Three further well-proportioned bedrooms, two of which are doubles, with bedroom two benefiting from built-in storage.

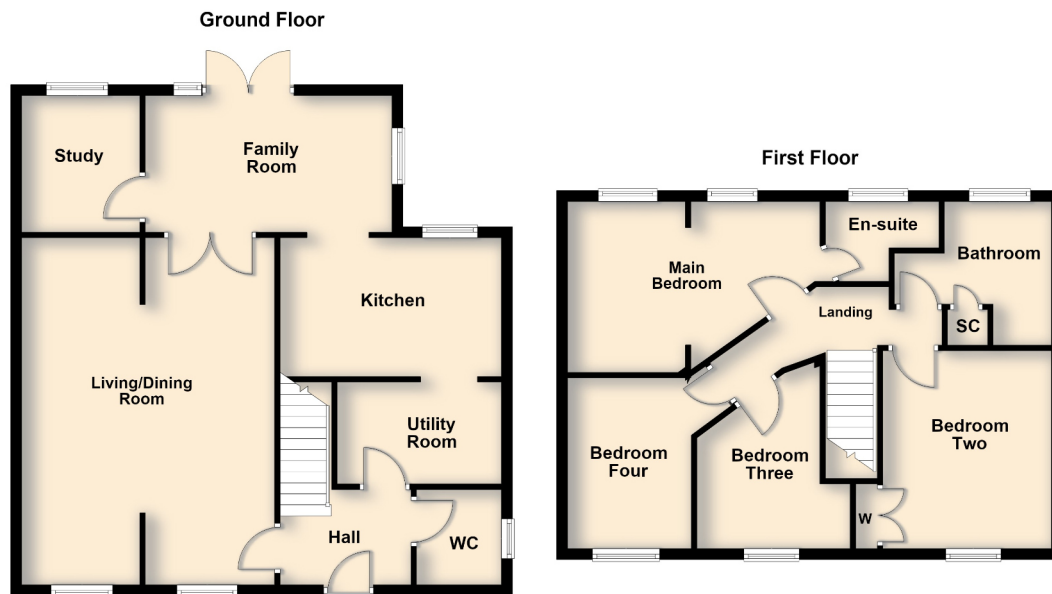
A spacious family bathroom benefits from a panelled bath, pedestal wash basin and WC, with tiled walls, heated towel rail and access to the loft.

The property also benefits from owned solar panels with a domestic storage battery and is currently on a feed-in tariff.

Set back from the road, this property features a generous, gravelled driveway providing ample off-road parking, bordered by a low-level brick wall and established planting.

The particularly generous and established south-south-east facing rear garden, predominantly laid to lawn with mature trees, planted borders and shrubs. A block-paved patio provides space for outdoor seating and entertaining, with garden sheds offering useful storage and a greenhouse. Enclosed by timber fencing, the garden also benefits from gated side access to the front and enjoys plenty of sunshine throughout the day and lovely field views, making it a wonderful outdoor space for relaxing and entertaining.





LivLiving/Dining Room - 4.78m x 6.3m (15'8" x 20'8") max

Kitchen - 4.01m x 2.49m (13'2" x 8'2")

Utility Room - 2.59m x 1.93m (8'6" x 6'4")

Family Room - 2.44m x 4.47m (8'0" x 14'8")

Study - 2.46m x 2.13m (8'1" x 7'0")

Main Bedroom - 4.88m x 3.07m (16'0" x 10'1") max

Ensuite - 1.45m x 1.42m (4'9" x 4'8") max

Bedroom Two - 3.48m x 3.1m (11'5" x 10'2")

Bedroom Three - 2.31m x 2.74m (7'7" x 9'0") max

Bedroom Four - 2.29m x 2.13m (7'6" x 7'0")

Bathroom - 2.62m x 3.23m (8'7" x 10'7") 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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