



Queens Road, Wilbarston, Market Harborough **Freehold** £350,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Four Bedroom End of Terrace Home with Driveway
- NO ONWARD CHAIN
- Ground Floor Cloakroom & Utility Room
- Three Reception Rooms
- Fitted with 5kwh Solar Panels and 8kwh Battery

This heavily extended end of terrace village home boasts beautiful open countryside views to the rear. There is a large gravel driveway to the front giving off-road parking for multiple vehicles.

Internally, the extensively enlarged accommodation offers highly versatile living spaces.

Ground Floor

Entrance & Hallway: A central entrance hall provides access to a convenient ground-floor utility.

Lounge / Diner: An expansive, open-plan reception room spanning the depth of the original house, featuring wooden-style flooring and a prominent wood-burning stove with decorative tile backing.



Kitchen & Utility: A generously sized kitchen fitted with shaker-style cabinetry, solid Oak worktops, and space for a large freestanding fridge-freezer. This area seamlessly leads into a separate, dedicated utility room with plumbing for washing machine and tumble dryer venting.

Family Room & Study: Forming part of the rear extension, the bright family room features tiled flooring and double French doors that open directly out to the rear garden. An adjoining study provides a distinct, separate space ideal for a home office.

First Floor

The extended first floor provides substantial bedroom accommodation:

Primary Bedroom: A uniquely large main bedroom situated at the rear of the property, complete with its own private en-suite shower room.

Additional Bedrooms: Three further well-proportioned bedrooms (Bedrooms 2, 3, and 4) are located at the front of the property. Bedroom 2 benefits from a built-in wardrobe.

Family Bathroom: A main family bathroom serves the additional bedrooms and is situated off the central landing alongside an airing cupboard.

Exterior

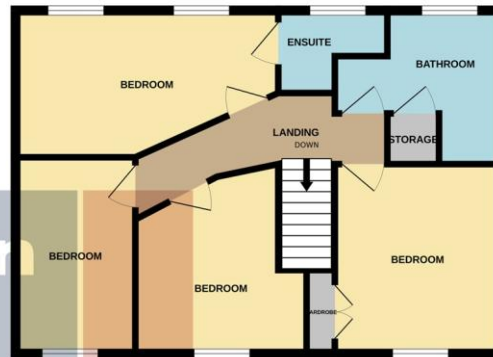
Rear Garden: The property features a good-sized rear garden with a large central lawn, patio space, and wooden outbuildings. The garden backs directly onto expansive open fields, offering spectacular and uninterrupted countryside views.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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The accommodation comprises:

ENTRANCE HALL

CLAOKROOM

LOUNGE / DINING ROOM 20'6 max x 15'8 plus recess (6.24m x 4.77m)

FAMILY ROOM 15'2 x 8'1 (4.62m x 2.46m)

STUDY

KITCHEN 13'2 x 8'2 (4.01m x 2.48m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 16' max x 10' max (4.87m x 3.04m)

EN SUITE

BEDROOM TWO 11'6 x 10'2 (3.50m x 3.09m)

BEDROOM THREE 11'8 x 9'2 max (3.09m x 2.79m)

BEDROOM FOUR 10'7 x 7' (3.22m x 2.13m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Solar Panels and battery system installed
Access to partly boarded loft through bathroom.

Selling your property?

Contact us to arrange a **FREE** home valuation.

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