



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Wilson Grove, Market Harborough

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## "An Outlook To Impress"

Occupying a desirable position within the popular Wellington Place development, this fantastic semi-detached home, built in 2021 by Taylor Wimpey Homes, is sure to impress, set over three floors offering generous proportions, three good-sized bedrooms and a landscaped garden.

The property is within close walking distance to the popular Wellington Place primary school, newly opened Sainsbury's Local and Esquires coffee shop and nearby parks and countryside walks. The property is located on the outskirts of Market Harborough town centre, offering a wide range of amenities including independent shops, pubs, cafés, and restaurants, as well as excellent road and rail links to Leicester and London.

Welcoming entrance hall boasting attractive timber effect flooring, access to a guest WC, a useful cupboard and stairs rise to the first floor.

Modern breakfast kitchen, featuring continued timber flooring, space for a breakfast table and chairs and a window to the front elevation. The kitchen comprises an array of eye and base level units, a roll top work-surface, a one and a half bowl sink with a mixer tap and draining board, a double oven, a four-ring gas hob and further integrated appliances including a fridge/freezer, a slimline dishwasher and a washing machine.

Beautifully appointed living room, with space for further dining and French patio doors lead out to the garden.

Guest WC comprising tiled flooring, a wall hung wash hand basin, a low-level WC and space for a tumble dryer.

First floor landing providing access to two out of the three bedrooms, a generous storage cupboard and the family bathroom.

The second bedroom is located to the rear of the property, overlooking the garden with two windows and a storage cupboard.

Bedroom three is situated to the front of the property, offering a large single room.

Modern family bathroom featuring attractive wall tiling, timber effect flooring and a white three-piece suite incorporating a panel enclosed bath with a shower screen and a rainwater shower over, a pedestal wash hand basin and a low-level WC.

An inner hallway leads off the landing with a staircase to the second floor.

Fantastic main bedroom, spanning the entire top floor, boasting a dual aspect flooding the room with natural light, mirror fronted fitted wardrobes and an en-suite shower room.

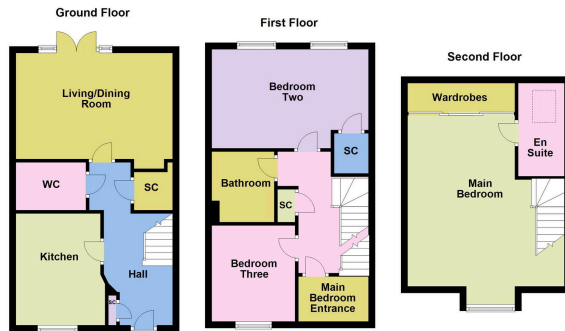
The shower room comprises ceramic wall tiling, a heated towel rail and a white three-piece suite to include a shower, a pedestal wash hand basin and a low-level WC.

The property features a neat and attractive frontage with a hard standing driveway providing off road parking for two cars.

The delightful rear garden has been landscaped by the current owners to provide additional outdoor seating, with a paved patio area, a well-kept lawn, flower beds and space for a shed.



- Desirable Position
- Taylor Wimpey Build
- 2020 Build
- Three Storey
- Good Sized Bedrooms
- Off Road Parking
- Well Presented
- Wellington Place



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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