



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Guiver Drive, Market Harborough

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“A Location & Interior to Impress”

Nestled within the desirable cul-de-sac on the ever-popular Wellington Place, this fantastic three-bedroom semi-detached home is sure to impress, boasting an immaculate interior throughout and a south facing garden!

Entrance is gained through a composite front door to an inviting entrance hall boasting attractive timber effect flooring, access to a guest WC and stairs rise to the first floor.

Welcoming entrance hall featuring Karndean flooring, a guest WC and stairs rise to the first floor.

Well-presented breakfast kitchen comprising attractive tiled effect flooring, a host of shaker style eye and base level units, a square edge work-surface with a matching up stand, a one and a half bowl sink with a mixer tap and draining board and a range of high quality ‘Smeg’ integrated appliances to include a single oven, a four-ring gas hob, a fridge-freezer and a dishwasher.

Beautifully appointed living/dining room boasting Karndean flooring, an under stairs storage cupboard and French patio doors providing views and access to the south facing garden.

Guest WC comprising Karndean flooring, a wall hung wash hand basin with a tiled splash-back and a low-level WC.

Stairs rise to a galleried first floor landing with continued panelled doors, a generous storage cupboard and a loft hatch.

Three well-presented bedrooms all in excellent decorative order. The main and second bedrooms benefit from being double in size with fitted wardrobes and bedroom three offers in ideal single bedroom or study.

Modern bathroom comprising attractive tiled effect flooring, a heated towel rail, LED ceiling spotlights, ceramic wall tiles and a white ‘Roca’ three piece to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Nestled within a quiet and desirable cul-de-sac the property is neatly set back from the road and features a lawn, planted borders, a pathway to the front door and a driveway with tandem parking for two vehicles.

The south facing garden is a true sun trap boasting a generous lawn, planted borders, a paved patio area and a side gate to the front elevation.

There is an annual service charge for the maintenance of the communal areas on the development, at a charge of approximately £150pa.

Living/Dining Room - 4.93m x 4.5m (16'2" x 14'9")

Kitchen - 3.51m x 2.62m (11'6" x 8'7")

WC - 1.45m x 0.86m (4'9" x 2'10")

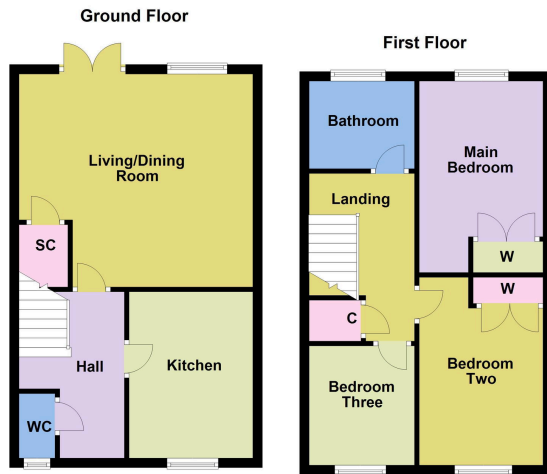
Main Bedroom - 4.09m x 2.74m (13'5" x 9'0") max

Bedroom Two - 3.96m x 2.67m (13'0" x 8'9")

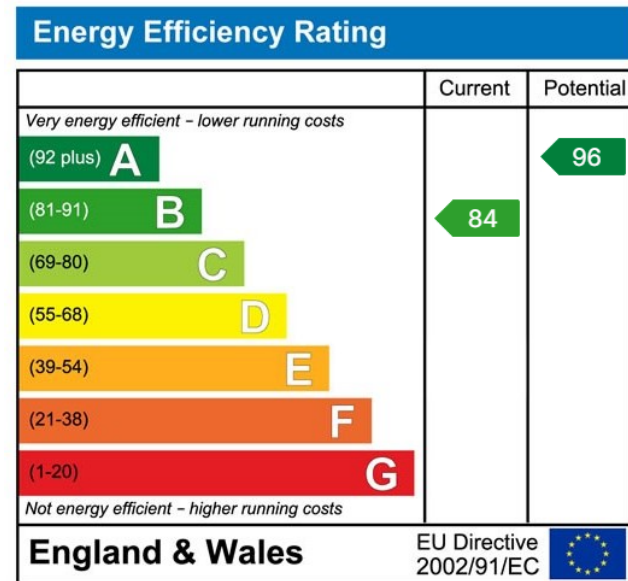
Bedroom Three - 2.69m x 2.16m (8'10" x 7'1")

Bathroom - 2.03m x 1.85m (6'8" x 6'1")





- William Davis Home
- Well-Presented Throughout
- Cul De Sac Location
- Off Road Parking
- South Facing Garden



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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