

1 Weinahr Close, Wilbarston, LE16 8QX



£550,000

Located in the extremely pleasant village of Wilbarston which sits in between Market Harborough and Corby towns, both with their vast range of amenities and train stations, is this substantial detached home. The property sits on the edge of the village and offers fantastic country views to the rear. There are two driveways providing off road parking for a variety of vehicles, a double garage and an attractive garden to the rear. Accommodation briefly comprises; entrance hall, lounge, conservatory, dining room, breakfast kitchen, study, ground floor WC, landing, four double bedrooms, master en-suite and family bathroom.

Service without compromise

Entrance Hall



Opaque UPVC double-glazed window to the front. UPVC double-glazed front entrance door. Oak flooring. Hive thermostat. Radiator.

Lounge 23'5" x 11'4" (7.14m x 3.45m)



UPVC double-glazed bow window to front. Single-glazed French doors with sidelights to conservatory. Feature open fire to stone fireplace with granite hearth. Two radiators. Archway through to dining room.



Dining Room 10'2" x 8'9" (3.10m x 2.67m)



UPVC double-glazed window to rear with country views. Radiator.

Conservatory 12'6" x 11'8" (3.81m x 3.56m)



Brick base. UPVC double-glazed windows. Polycarbonate roof. UPVC double-glazed French doors to garden.

Study 9'7" x 6'9" (2.92m x 2.06m)



UPVC double-glazed window to rear with country views. Radiator.

Breakfast Kitchen 13'6" x 13'2" (4.11m x 4.01m)



UPVC double-glazed window to front. UPVC double-glazed side entrance door. Fitted range of wall and floor mounted units with oak work tops. Ceramic one and a half bowl sink inset. Range master stove style cooker with extractor hood over. Space and plumbing for American style fridge/freezer. Cupboard housing re-fitted Worcester combi boiler - fitted in August 2025 with a ten-year warranty.





Ground Floor WC/Utility Room 7'0" x 4'7" (2.13m x 1.40m)



Base unit with Belfast sink and oak worktops. Space and plumbing for washing machine. WC.

Landing

Loft access hatch.

Master Bedroom 14'9" x 11'8" (4.50m x 3.56m)



UPVC double-glazed window to front. Built in wardrobes. Radiator.



Master En-Suite 7'1" x 4'2" (2.16m x 1.27m)



Opaque UPVC double-glazed window to front. Three-piece white suite comprising wc, wash hand basin and shower cubicle. Tiled splash backs. Oak flooring.

Bedroom Two 13'0" x 11'6" (3.96m x 3.51m)



UPVC double-glazed window to front. Built in wardrobes. Radiator.



Bedroom Three 11'2" x 9'4" (3.40m x 2.84m)



UPVC double-glazed window to rear with country views. Built in wardrobes. Radiator.



Bedroom Four 10'4" x 10'2" max into wardrobe
(3.15m x 3.10m max into wardrobe)



UPVC double-glazed window to rear with country views.
Built in wardrobes. Radiator.



Family Bathroom 10'7" x 5'5" (3.23m x 1.65m)



Opaque UPVC double-glazed window to rear. Four-piece white suite comprising; wc, wash hand basin, claw foot bath and shower cubicle. Radiator and heated towel rail. Oak flooring.



Front

Lawned front garden with hedging door.

Driveways



Driveway to the left of the house features an EV charger and gated side access into the rear garden. Driveway two is to the right-hand side of the house and is accessed via timber vehicle access doors with tarmacked hard standing for additional parking.



Double Garage 16'11" x 16'6" max internal measurements (5.16m x 5.03m max internal measurements)



Two up and over vehicle access doors. Power connected. Window to rear. Rear entrance door to rear garden.

Rear Garden



Mainly laid to lawn with timber decking, paved patios and pathways. Lower gravelled area to plant borders.



Rear Aspect

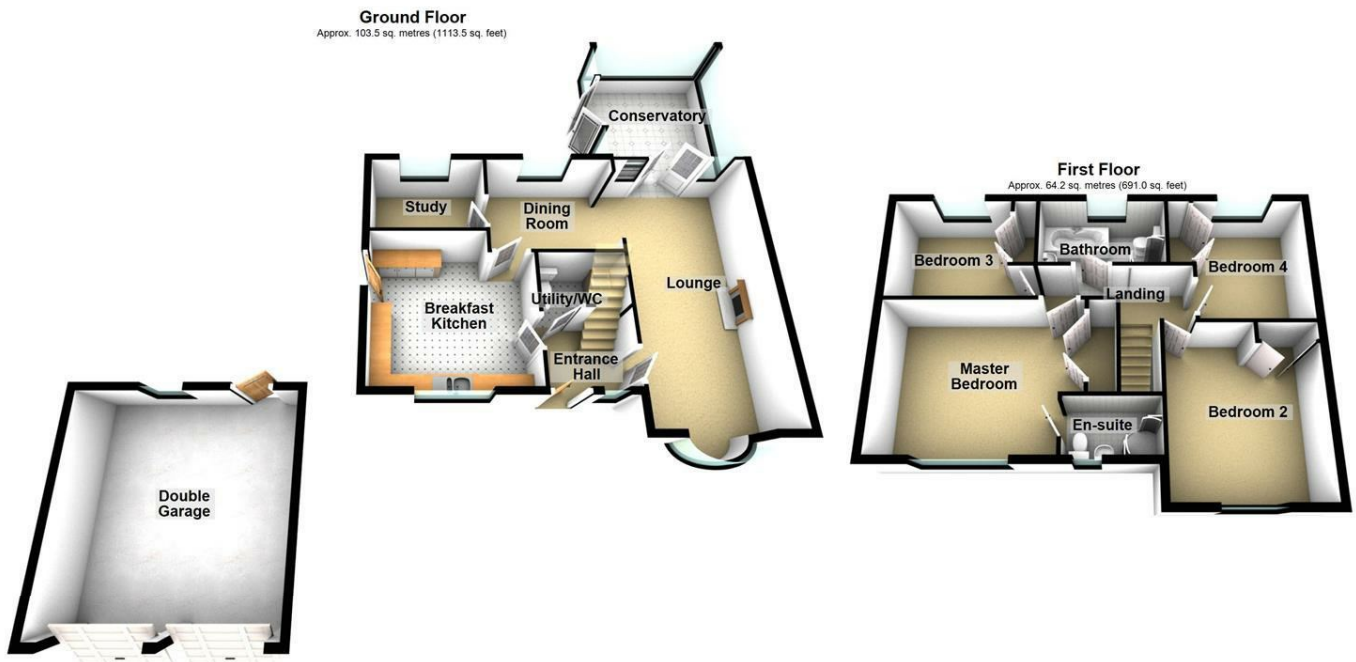


Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

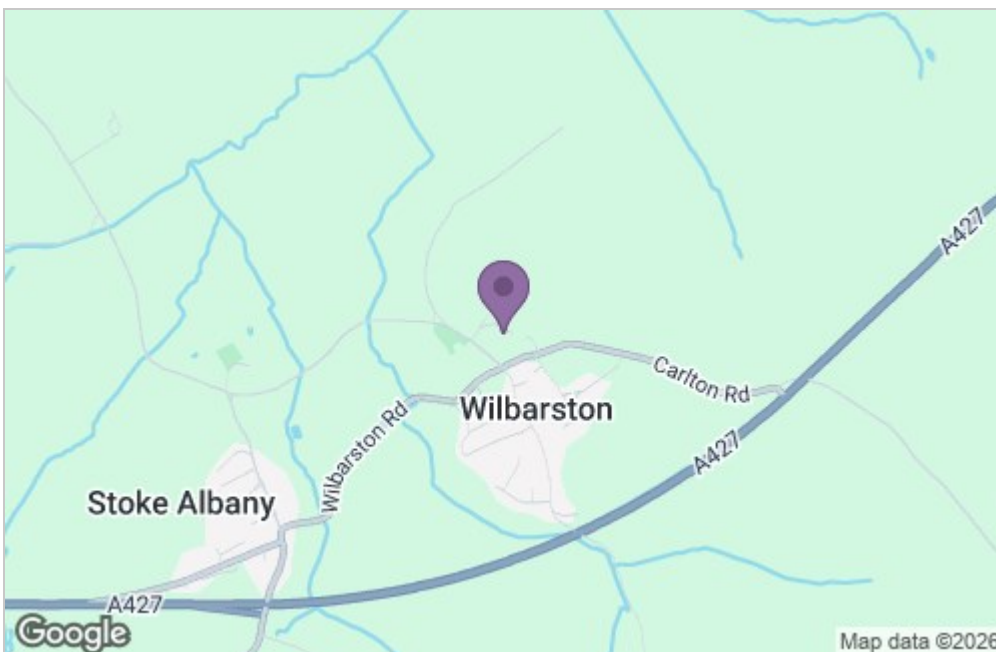


Floor Plan

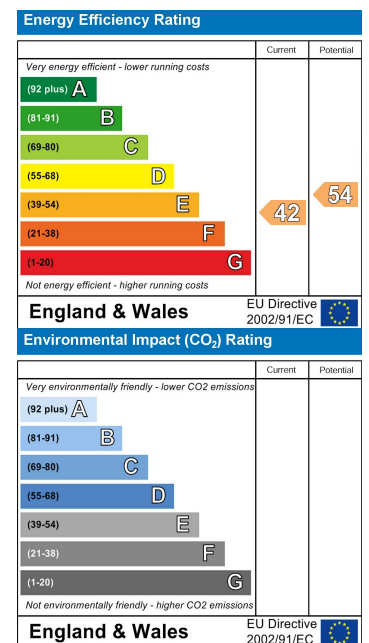


Total area: approx. 167.7 sq. metres (1804.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise