

137 Harvest Road, Market Harborough, LE16 7BX



£485,000

Located in the fantastic Wellington Place development with superb views over the recreation field to the country park and canal beyond is this attractive detached family home built in 2019 by prestigious builder William Davis. The property has four years NHBC outstanding. Further to its lovely outlook to the front, is the proximity to the development's primary school, and fantastic community facilities to include it's soon-to-be-opened row of brand new shops including a Sainsburys local.

The property itself is presented to a very high standard and briefly comprises leaded windows to the front, entrance hallway, lounge with a fantastic feature 'Optimist' marble fireplace, an impressive 23'5" kitchen/diner, utility room and ground floor w/c. To the first floor there is a galleried landing, four double bedrooms, master en-suite and family bathroom. Outside there is a driveway for up to two cars, with the potential to remove some of the lawn to create further parking. Lawned front garden, an oversized single integral garage which has been insulated, and an attractive well-stocked rear garden.

Service without compromise

Entrance Hallway



Composite double-glazed front entrance door with UPVC double-glazed sidelight. Amtico flooring. Security alarm control panel. Radiator.

Lounge 17'3" x 11'6" (5.26m x 3.51m)



UPVC double-glazed window to front with recreation field views. Feature 'Optimist' marble fireplace included. Two radiators.

(Lounge Photo Two)



'Optimist' Fireplace Photo)



Kitchen/Diner 23'5" x 11'2" max (7.14m x 3.40m max)

Utility 8'6" x 5'5" (2.59m x 1.65m)



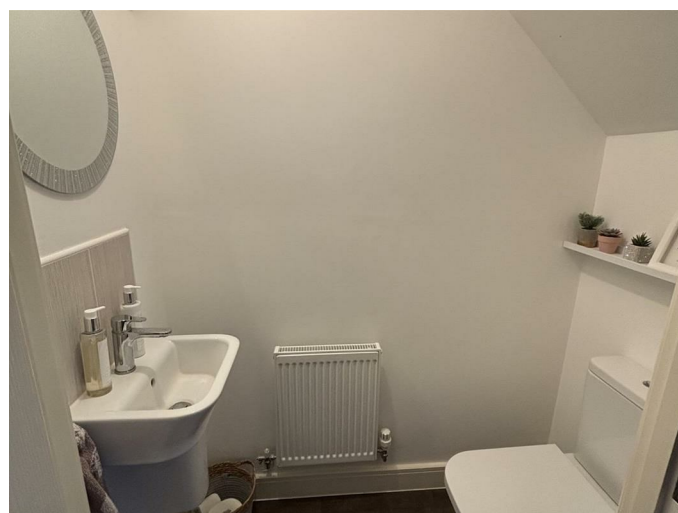
UPVC double-glazed French doors with side lights to rear. UPVC double-glazed window to rear. Fitted range of grey wall and floor mounted units with worktops over and stainless steel one and a half bowl sink inset. All Smeg appliances to include an integrated fridge/freezer. Integrated dishwasher and Electric double oven. Gas five ring hob with extractor hood over. Plinth heater. Spotlights to ceiling. Amtico flooring. Radiator.



UPVC double-glazed rear entrance door. Base units with work top over and stainless steel sink inset. Space and plumbing for washing machine and dryer. Cupboard housing gas central heating boiler. Amtico flooring. Radiator.

Ground Floor W/C

(Kitchen/Diner Photo Two)



Wash hand basin. W/C. Extractor fan. Amtico flooring. Radiator.

Galleried Landing



UPVC double-glazed window to front with recreation field views. Radiator. Access to half boarded loft with built in ladder and lighting.

(Galleried Landing Photo Two)



Master Bedroom 12'9" x 10'2" plus door recess (3.89m x 3.10m plus door recess)



UPVC double-glazed window to front with recreation field views. Built in double wardrobes. Radiator.

(Master Bedroom Photo Two)



Master En-Suite 9'3" x 3'9" (2.82m x 1.14m)



Opaque UPVC double-glazed window to side. Soft closing W/C. Roca wash hand basin. Shower cubicle. Spotlights to ceiling. Tiled splash backs. Heated towel rail. Extractor fan. Amtico flooring.

Bedroom Two 12'3" x 12'0" max (3.73m x 3.66m max)



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

(Bedroom Two Photo Two)



Bedroom Three 11'9" x 9'9" (3.58m x 2.97m)



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

(Bedroom Three Photo Two)



Bedroom Four 11'0" x 9'9" (3.35m x 2.97m)



UPVC double-glazed window to front with recreation field views. Built in double wardrobe. Radiator.

Family Bathroom 8'3" x 7'1" (2.51m x 2.16m)



Opaque UPVC double-glazed window to rear. Four piece suite comprising panelled bath with shower mixer tap, soft closing w/c, Roca wash hand basin and shower cubicle. Heated towel rail. Shaver point. Extractor fan. Spotlights to ceiling. Tiled splash backs. Amtico flooring.

(Family Bathroom Photo Two)



Front



Lawned areas with plant borders. Tarmacked driveway for two cars with potential to replace the lawn with another parking space if required. Gated side access leading through to the rear garden.

Integral Single Garage 19'6" x 9'6" max (5.94m x 2.90m max)

Up and over vehicle access door to insulated garage.. Power and light connected.

Rear Garden



Two paved patio areas. Lawned area. Rendered raised plant beds. Additional plant borders. Variety of trees. Water point. Double electrical points added to the top and bottom of the garden for power and wiring in the flower beds for garden lighting. Security lighting. Timber shed.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Aspect Photo)

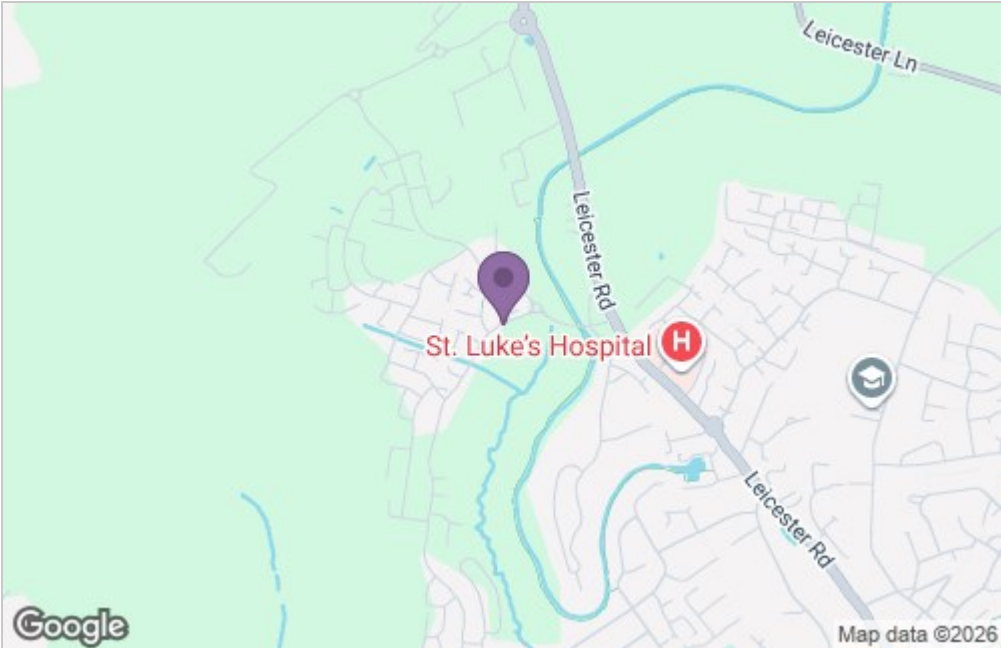


Floor Plan

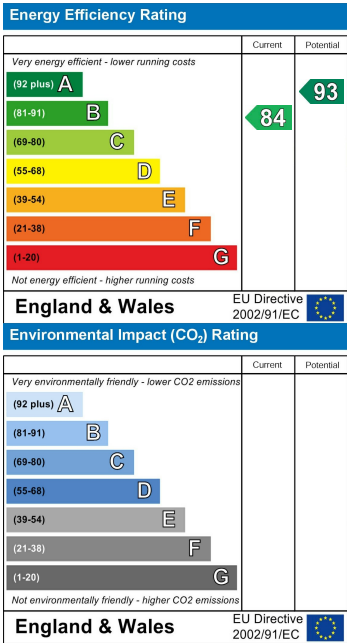


Total area: approx. 147.1 sq. metres (1583.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise