

19 Wilson Grove, Market Harborough, LE16 7EE



£295,000

An attractive Taylor Wimpey built semi-detached property located in a pleasant position on the Wellington Place development. Wellington Place is a highly regarded development located on the edge of Market Harborough town and benefits from a wide variety of features to include several play parks, primary school, a Sainsburys Local, its own cafe and pleasant country park adjacent to the canal tow path leading directly to Market Harborough's Union Wharf. The property itself is very nicely presented and briefly comprises entrance hall, lounge, ground floor WC, kitchen/diner, landing, three bedrooms, master en-suite and bathroom. Outside the property benefits from two off road parking spaces located directly in front of the house and the added bonus of a beautifully landscaped garden at the rear. Adams & Jones are pleased to present the property with no upwards sales chain.

Service without compromise

ADAMS & JONES

Entrance Hall

Composite double-glazed front entrance door. Storage cupboard. Tiled flooring. Stairs rising to the first floor. Door through to lounge.

Lounge 12'1" x 13'9" (3.68m x 4.19m)



UPVC double-glazed window to front. Radiator.

Kitchen/Diner 15'5" x 9'5" (4.70m x 2.87m)



UPVC double-glazed window to rear. UPVC double-glazed French door to rear. Fitted with a range of wall and floor mounted units. Stainless steel one and a half bowl sink. Electric double oven. Gas four ring hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Tiled flooring. Radiator.



Service without compromise

Ground Floor WC



WC. Wash hand basin. Radiator.

Landing

Loft access hatch. Radiator.

Master Bedroom 12'2" max x 11'2" max (3.71m max x 3.40m max)



UPVC double-glazed window to front. Radiator.



Master En-Suite 5'8" x 5'5" (1.73m x 1.65m)



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Shower cubicle. Tiled splash backs. Heated towel rail.

Bedroom Two 10'8" x 8'6" (3.25m x 2.59m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 11'7" x 6'6" (3.53m x 1.98m)

UPVC double-glazed window to rear. Radiator.

Bathroom 6'6" x 5'6" (1.98m x 1.68m)



WC. Wash hand basin over storage unit. Panelled bath with built in shower and glazed shower screen. Extractor fan. Heated towel rail.



Front



Two car parking spaces directly in front of the house. Gated side access leading in to the rear garden.

Rear Garden



Landscaped with paved patio and pathway. Artificial lawn. Timber shed.

Rear Aspect



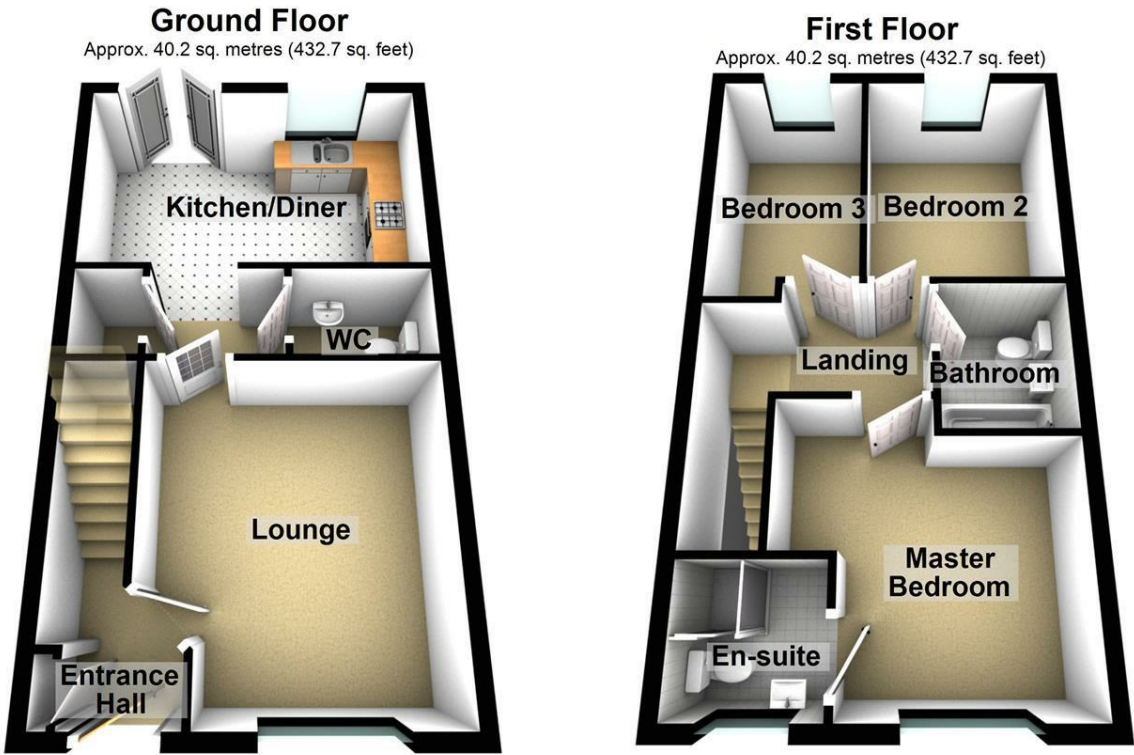
Maintenance Charge

As with the majority with new properties there is a small maintenance fee for the up keep of the development believed to be within the region of £200 per annum.

Notice For Prospective Buyers

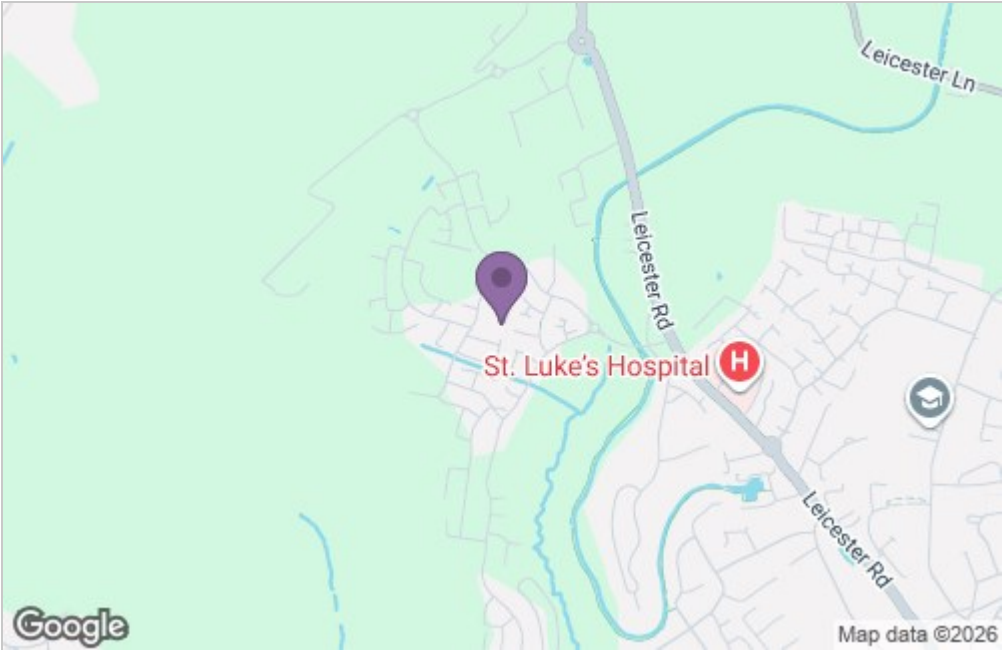
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

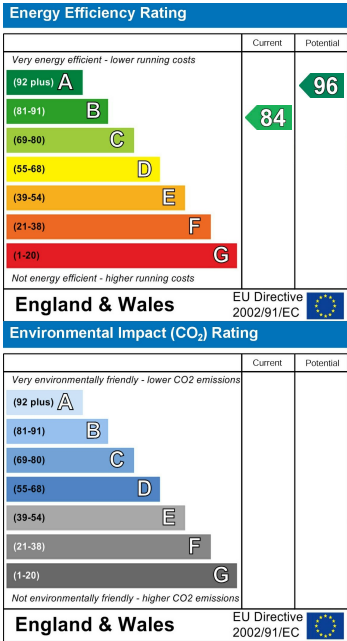


Total area: approx. 80.4 sq. metres (865.5 sq. feet)

Area Map



Energy Efficiency Graph



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