



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Alvington Way, Market Harborough, LE16 7NF

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“Location & Design Combine...”

...to form this impressive and spacious detached residence, situated on the desirable Alvington Way and boasting generous proportions across three floors, five double bedrooms, four bathrooms, a double garage and a south-east facing rear garden!

Entrance through the timber front door leading into the inviting and spacious entrance hall with checkerboard tiled flooring, access to the guest WC and stairs flow up to the first floor landing.

Beautifully proportioned living room boasting a dual aspect with a window to the front elevation and French doors to the rear creating a naturally light space. Wide plank engineered timber flooring creates a high standard of finish and a fireplace provides a focal point to the room.

Formal dining room with a bay window to the front elevation and offering the potential to be utilised as a home office or playroom.

Extended kitchen/dining room finished in April 2023 to a high standard comprising ceramic tiled flooring, a host of matt grey fitted units, quartz work surfaces, an inset composite sink, an integrated larder fridge, a five ring gas hob, a dishwasher and two ovens. An island unit creates a perfect entertaining space and the kitchen flows through into the dining and family area overlooking the rear garden.

Separate utility room with continued tiled flooring, fitted units, a stainless steel sink, space for a washing machine, fridge/freezer and under counter freezer.

Guest WC with continued tiled flooring from the hallway, a low level WC and a vanity enclosed wash hand basin.

Generously proportioned main bedroom boasting two fitted wardrobes, a window to the front elevation and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail and a white three piece suite to include a low level WC, a vanity enclosed wash hand basin and a double-width shower enclosure with a fitted shower over.

Double sized second bedroom with a window to the front elevation and an en suite shower room with attractive laminate flooring, a low level WC, a wash hand basin mounted on an oak worktop and a corner shower enclosure with a metro tiled splash back.

A further double bedroom with views over the south-east facing rear garden.

Modern family bathroom comprising marble effect tiled flooring, a low level WC, a vanity enclosed wash hand basin and a freestanding bath with a handheld shower wand and a waterfall tap.

Separate shower room comprising LVT flooring, a heated towel rail, a low level WC, a vanity enclosed wash hand basin with a wave on/wave off mirror, and a double width shower enclosure with metro tiled splashbacks.

Detached double garage with two manual up-and-over doors, a personnel side door and benefitting from power and light. The property boasts a neat frontage comprising two blue-slate chipped borders and a path to the front door, with a hard standing driveway to the side elevation leading to the double garage with parking for two cars. The south-east facing rear garden offers a paved patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. A well-maintained lawn area sits before a decking area offering a further seating area. A personnel door flows into the garage and a gate leads out to the driveway.





- Living Room - 6.53m x 3.53m (21'5" x 11'7") excluding bay
- Dining Room - 3.2m x 3m (10'6" x 9'10") excluding bay
- Kitchen/Dining/Family Room - 6.35m x 3.86m (20'10" x 12'8") max
- Main Bedroom - 4.75m x 3.23m (15'7" x 10'7") En Suite One - 3.23m x 1.68m (10'7" x 5'6")
- Bedroom Two - 3.81m x 3.53m (12'6" x 11'7") En Suite Two - 2.03m x 1.45m (6'8" x 4'9")
- Bedroom Three - 4.95m x 3.2m (16'3" x 10'6")
- Bedroom Four - 4.95m x 3.58m (16'3" x 11'9") max
- Bedroom Five - 3.53m x 2.62m (11'7" x 8'7") max
- Bathroom - 1.98m x 1.65m (6'6" x 5'5")
- Shower Room - 2.03m x 1.7m (6'8" x 5'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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