



4 WELLAND PARK ROAD MARKET HARBOUROUGH, LE16 9DR



4 WELLAND PARK ROAD

£310,000 Freehold

Positioned at the top of Welland Park Road, this three bedroom semi-detached property offers a wealth of opportunity on a generous plot. There is scope for further improvement with this property as a partially renovated loft space already exists complete with skylight and a staircase (relevant consents would need to be sought). There is plenty of space to spread out over to the ground floor and the property has been extended to the rear to create a conservatory space and enlarged kitchen. A big appeal with this property is the space to the outside as the expansive garden extends to the rear where you will discover additional gated parking for up to three vehicles in addition to the front driveway, plus a single garage. There are two access roads leading to the rear making for convenient living. The property is ideally located within walking distance to the local schools, train station and the centre of Market Harborough.





ENTRANCE HALL

13' 08" x 6' 06" (4.17m x 1.98m)

LOUNGE

12' 05" x 11' 10" (3.78m x 3.61m)

DINING ROOM

11' 04" x 10' 05max" (3.45m x 3.18m)

CONSERVATORY

10' 00" x 8' 11" (3.05m x 2.72m)

KITCHEN/BREAKFAST ROOM

16' 04" x 8' 02" (4.98m x 2.49m)

LEAN TO

8' 05" x 3' 02" (2.57m x 0.97m)

BEDROOM ONE

14' 01max" x 9' 03" (4.29m x 2.82m)

BEDROOM TWO

11' 05" x 10' 05" (3.48m x 3.18m)

BEDROOM THREE

8' 05" x 7' 11" (2.57m x 2.41m)

BATHROOM

9' 08" x 8' 05" (2.95m x 2.57m)

OUTSIDE

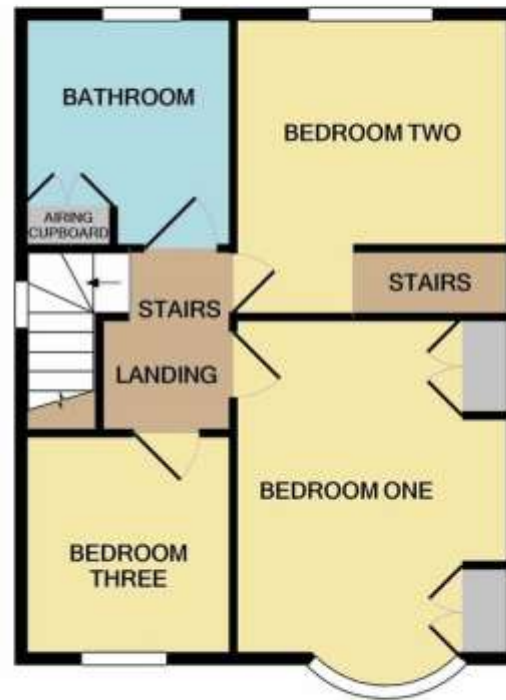
The property has an attractive period frontage with a driveway providing off-road parking for two vehicles. There is gated access to the side of the property also.

The rear garden is of a generous size and extends back to the rear parking area which provides an additional three parking spaces ahead of iron gates. There is further access here to the single garage which is currently used as a music room with sound-proofing, power and lighting. The rear of the property can be accessed via two access roads. The rear garden is mostly laid to lawn with a patio seating area and access to three timber framed sheds.





GROUND FLOOR



1ST FLOOR

TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

EPC-to be confirmed.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.