



18 Coleridge Way, Market Harborough

Guide Price £500,000

 HORTONS



Oozing luxury and finished to an impeccable standard throughout, this premium four bedroom detached family home occupies an elevated position on the edge of Market Harborough with spectacular views over the town.

A modern yet individual detached residence, offering multiple larger than average reception rooms, four double bedrooms two with ensuite shower rooms and a beautifully tiered garden which has been landscaped perfectly. As well as this the property fronts onto an attractive parkland which makes this popular development stand out from others in the area, within walking distance to the town centre and train station providing mainline services to London.

As you approach the property, number 18 stands out from others on the road occupying a pleasant corner plot position, double fronted with a central entrance door beneath a storm porch. On entering, you arrive into the central hallway which provides access to all main ground floor accommodation alongside a staircase rising to the upper floor. To the left of the property lies the incredibly spacious Living Dining Kitchen, which has a dual aspect overlooking the garden as well as bay window to the front. There are an array of modern units with stone worktop surfaces and high specification Bosch integrated appliances. To one corner is a handy Utility Room which also provides access directly out to the rear.

Moving to the other side of the home and position to the rear so it can take advantage of French doors opening out onto the garden, is the Living room which enjoys a triple aspect including another bay window to the side. This is a versatile space and the present owners have a range of large furniture within the space. Offering further versatility is the Play Room, currently dressed as a Study, to the front. Completing the ground floor is the Cloakroom WC.

As you rise to the upper floor you are met by a spacious central landing with doors off to all bedrooms. To the rear lies the Master Bedroom with a dual aspect to either side, with views from one over the parkland, built in furniture and a luxury ensuite shower room. The second guest room also offers an ensuite, and the remaining two double bedrooms enjoy the views over the parkland at the front too. Complimenting these other bedrooms is the main family bathroom, also finished to a high standard.

Externally to the rear, as mentioned, is the tiered garden with various levels which catch an abundance of sunlight as it moves through the day. Directly behind the property is a large paved patio, a step down onto a pathway leads adjacent to the main lawn and onto a spacious decked area to the bottom. This space currently provides the perfect play area, however could easily accommodate being an additional BBQ area for entertaining, or location for a hot tub!

Being able to walk from such a home, set within a peaceful development, directly into the town centre is a huge advantage. Market Harborough itself offers a comprehensive range of boutique shops, bars, cafes & restaurants. As well as this, there are many options for schooling, a doctors surgery, a leisure centre and other sporting amenities. The train station is also positioned on the same side of town too. For many of these reasons the town is often featured as one of the best locations to live in within the country.

Rooms & Measurements...

***full
measurements
appear
here****

The Finer Details...

Tenure - Freehold

Local Authority - Harborough District Council

Council Tax Band - E

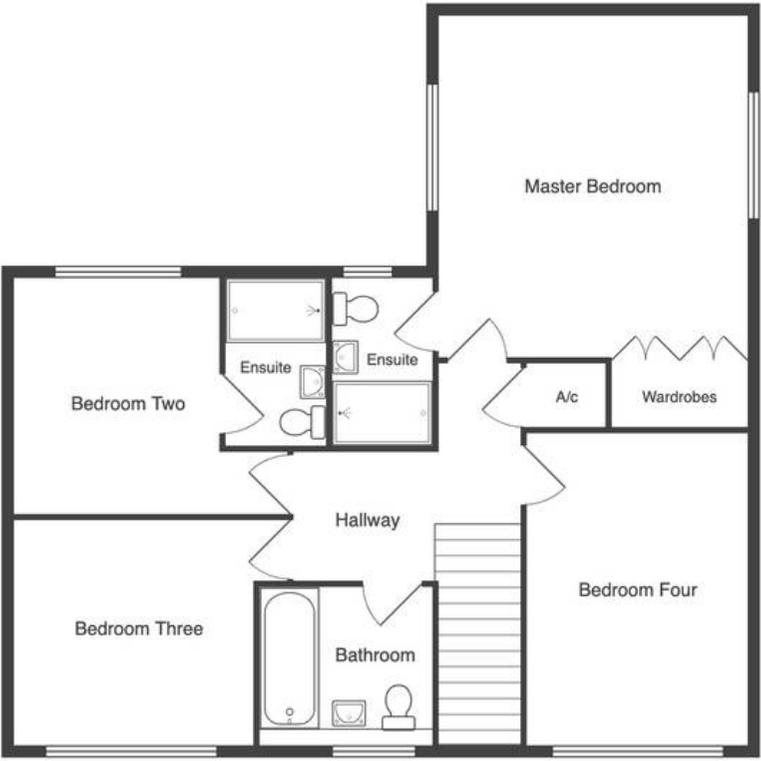
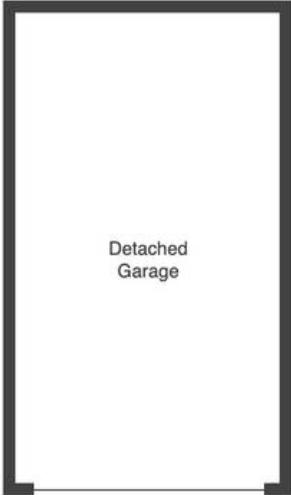
EPC (Energy Performance Certificate) - B

Heating - Gas Fired Boiler

There is a service charge for the upkeep of the communal parkland areas within the estate of £390 per year which keeps this sought after feature of the development looking as good as it does.









Chris Goodwin - Hortons

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