

Windsor Close

WILBARSTON, MARKET HARBOROUGH





Tucked away in a peaceful cul-de-sac near the heart of this sought-after Welland Valley village, this extended detached home offers versatile living space ideal for both growing families and those looking to downsize. Beautifully presented and thoughtfully arranged, the property features three/four bedrooms, including a flexible study or fourth bedroom option, a generous 21ft sitting room, separate dining room, ground floor and first floor bathrooms, and a double garage.

The landscaped gardens are a true feature of the property, complete with a charming summerhouse/home office with power, lighting and Wi-Fi, it is perfect for remote working. This is a hidden gem, combining space, comfort, and location in equal measure.

Extended detached family home • Three/four bedrooms • 21 ft sitting room • Downstairs bathroom and upstairs shower room • Kitchen and dining room • Study, (bedroom four) • Landscaped gardens • Fully equipped garden studio/office with Wi-Fi • Double garage and ample off-road parking • Popular Welland valley village •

Accommodation

As you step through the front door, a welcoming entrance hall sets the tone, featuring a striking spiral staircase that draws the eye upward. To the right, a well-appointed ground floor bathroom offers a corner spa bath, WC, and wash hand basin, with underfloor electric heating, ideal for guests or convenient family use.

To the left, the generous 21ft sitting room is bathed in natural light from dual-aspect windows, creating a bright and inviting space. Across the hall, the formal dining room enjoys garden views through sliding patio doors, which open onto a timber-decked terrace which is perfect for entertaining or quiet evenings outdoors. Adjoining the dining room, bi-fold doors lead into a versatile study, which could easily serve as a fourth bedroom if required.

The kitchen is well-equipped with an extensive range of fitted wall and base units, complemented by sleek stone effect worktops. Integrated appliances include an oven, microwave/oven, induction hob with extractor, with space and plumbing provided for a washing machine and a fridge/freezer. A side door offers direct access to the double garage, which is where the boiler is located.

Upstairs, three generously proportioned double bedrooms provide comfortable family accommodation. The principal bedroom features a wall of mirrored, sliding-door fitted wardrobes, while the remaining two bedrooms each benefit from built-in storage. The contemporary shower room has been refitted with stylish full-height tiling and includes a modern suite comprising a shower cubicle, WC, and wash hand basin.

Outside

The front of the property is approached via a block-paved driveway, bordered by neat gravel beds, offering generous off-road parking and access to the double garage, which benefits from lighting, power points, and an electric up-and-over door.

To the rear, the beautifully landscaped private garden provides a tranquil haven, thoughtfully designed with vibrant, well-stocked borders that burst with colour throughout the seasons, creating an idyllic setting for all the family to enjoy. Both the borders and the central bush are equipped with a programmable irrigation system.

A timber-decked terrace extends from the house and is connected by a winding path to a second, more expansive decked area to the side. Perfectly positioned to make the most of the westerly aspect, this space is ideal for al fresco dining and entertaining while taking in glorious sunsets over the valley. At the top of the garden, an eye-catching timber-framed summerhouse/home office offers a private retreat for work or creativity. Fully insulated, including the floor, and connected to its own electrical circuit and Wi-Fi, it provides all the comfort and convenience needed for working from home in style.





Location

Wilbarston is a popular Welland valley village lying approximately five miles east of the thriving town of Market Harborough. The village is served by a primary school, public houses, village/community hall and recreational facilities. Further independent shops, boutiques, restaurants, and supermarkets can be found in Market Harborough, Corby and Kettering. Mainline rail with direct services can be found in Harborough, Corby and Kettering.

Tenure: Freehold

Local Authority: North Northamptonshire Council Tax Band: D

Listed Status: Not Listed Built: 1972

Conservation Area: No

Services: The property is offered to the market with all mains services and gas-fired central heating.

Meters: Gas & electric smart meters

Loft: Part boarded, lit with ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No modifications

Cladding: None

Planning issues: None which our clients are aware of

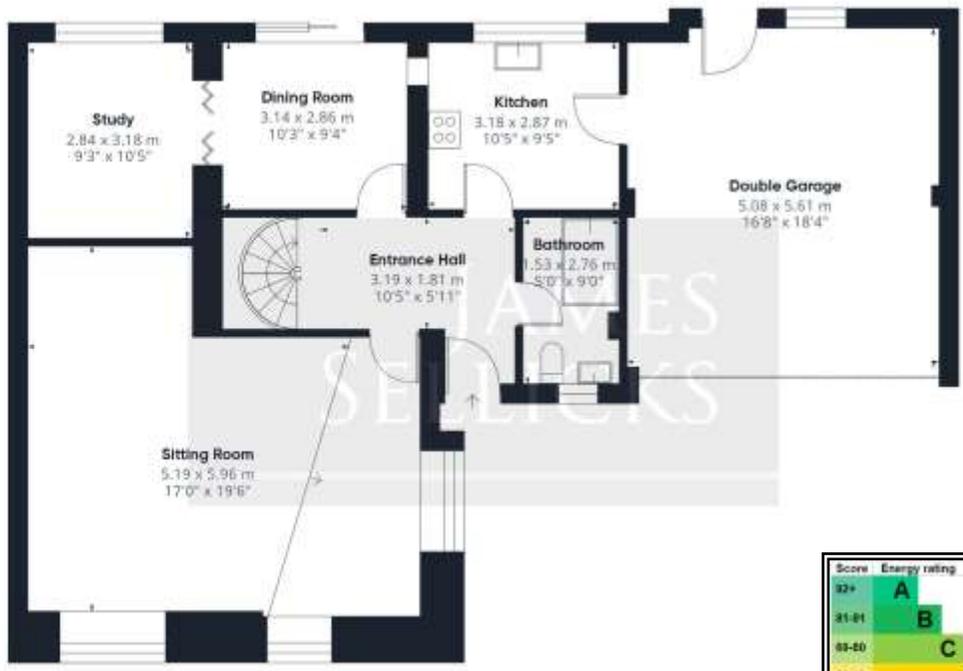
Satnav Information

The property's postcode is, LE16 8QT and house number 4.

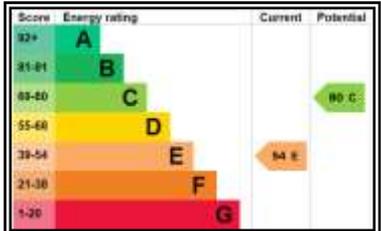








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
 161.7 m²
 1740 ft²

Reduced headroom
 8.4 m²
 90 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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