

Weinahr Close

WILBARSTON, MARKET HARBOROUGH





If you're looking for more space for your growing family, then this immaculately presented, extended four bedroom detached home which offers over 2,000 square feet of flexible accommodation with four reception rooms, two ensuite shower rooms and family bathroom, in one of the Welland Valley's most favoured villages, could be just what you have been waiting for.

Extended, detached family home • Four double bedrooms • Four reception rooms • Refitted open plan kitchen, family/diner • Garden room and study • Two refitted ensuites • Refitted bathroom • Landscaped gardens • Double garage and ample off-road parking & EV charger •

Accommodation

A welcoming entrance hall greets you as you step through the front door, setting the tone for the style and comfort found throughout. Directly ahead lies a well-appointed guest cloakroom, refitted with a sleek contemporary suite and incorporating a useful storage cupboard.

To the left, the bright and airy sitting room is bathed in natural light from its large front-facing window. A living flame gas fire, set within a modern surround and hearth, forms an inviting focal point, while glazed oak-framed bi-fold doors open seamlessly into the garden room, currently used as a home gym.

Adjacent to the sitting room is a generous study, equally suited for use as a snug, playroom, or ground-floor bedroom, with double doors opening directly to the rear patio.

Across the hall, the open plan living dining kitchen extends the full depth of the home. This superb space boasts an extensive range of contemporary fitted units with ample storage, complemented by elegant stone worksurfaces providing abundant preparation space. Light floods the area from both the front and from the skylight and rear windows of the dining zone. From here, a glazed door leads to a cosy snug which links back to the sitting room, offering flexibility for entertaining or quiet retreat.

The utility room, positioned to the side of the kitchen, features matching fitted units, plumbing and space for appliances, and room for an American-style fridge/freezer. A side door opens to a paved terrace at the front, leading on to the garage and driveway.

Upstairs, the sense of space continues with four double bedrooms, all complete with fitted wardrobes. The master bedroom enjoys far-reaching countryside views to the front, fitted wardrobes, and a refitted ensuite with walk-in shower, WC, and vanity unit with inset wash basin. The guest bedroom offers a spacious dressing area with fitted wardrobes, alongside a vaulted, double-height ceiling in the bedroom itself and a striking, contemporary ensuite shower room. Two further doubles complete the sleeping accommodation; one currently used as a dressing room. The family bathroom has been refitted with a stylish suite comprising a bath with shower over, WC, and wash basin.

The landscaped gardens encircle the home. At the front, raised planting beds border the block-paved driveway, which leads to the double detached garage, complete with EV charger. Gated access opens to a paved, tiered terrace with steps linking the garage to the side entrance via the utility room. A further side terrace provides space for storage and a bistro table, while the rear garden is laid to lawn, complemented by a paved seating area to one side. Steps descend to a lower patio terrace, accessible from both the garden room and study, creating a superb flow between indoor and outdoor living spaces.





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

Listed Status: Not Listed. Built 1986

Conservation Area: Yes, Wilbarston Conservation Area

Tax Band: E

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

Smart Meters: Electric and Gas smart meters

Meters: Water meters

Broadband delivered to the property: FTTP

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 accessibility modifications

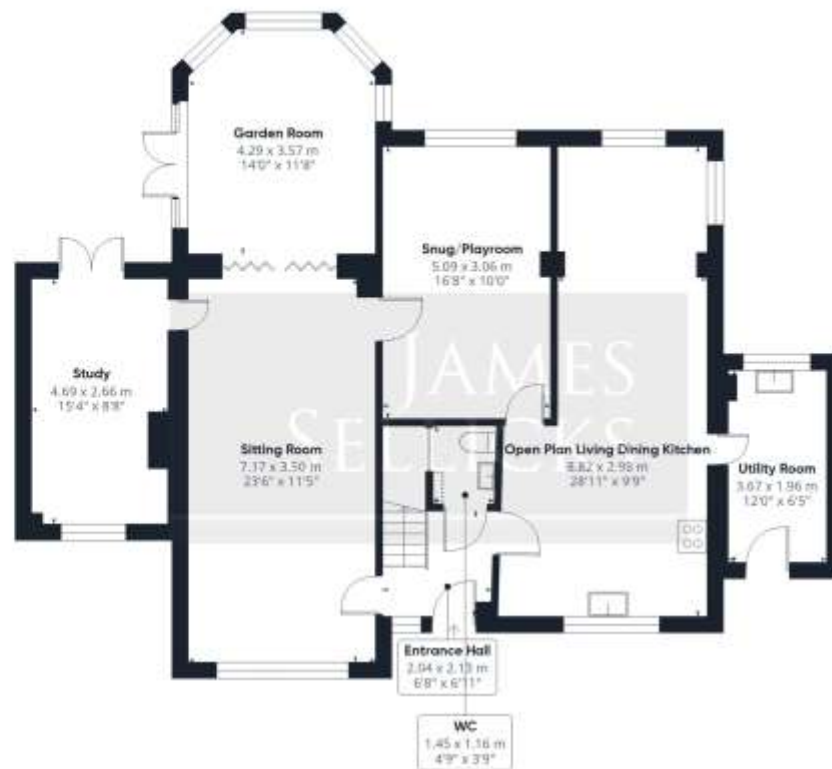
Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE16 8QX and house number 15









Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

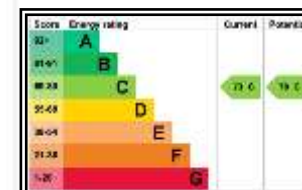
212.2 m²

2287 ft²

Reduced headroom

0.1 m²

1 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.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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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.



JAMES
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