



## 18 Dallacre Drive, Wilbarston, Market Harborough LE16 8QS

### £485,000

Lucas Estate Agents are pleased to be offering this beautifully extended bungalow, complete with a large ensuite 1st floor bedroom. With 3 further bedrooms and a large kitchen/diner this really is the ideal family home set in a sought after village on the outskirts of Market Harborough. Walking into the front door you will find a light and airy hallway with an oak staircase to the first floor and space for storing shoes and coats. The second bedroom is situated on the right hand side and features a large bay window bringing in lots of natural light. The room also has a full row of built in wardrobes as well as a private WC attached. The family bathroom is large in size with a separate shower and then jacuzzi bath along with dual sinks and under floor heating. Next along the hallway is the kitchen/diner which is the main hub of the home. The dining area has space for a large family dining table plus an extra lounge space and features a 5 panel bi folding door and further under floor heating. The modern kitchen is laid out well with many eye and base level units along with a double oven and hob. The utility room has plumbing for washer and dryer and has a separate door to the garden perfect for muddy boots and dogs. The attached garage is a great storage space and features a mezzanine floor for further extensive storage. The lounge is a lovely light room with windows onto the rear garden. This room has space for a further dining table if needed. Bedroom 3 is a large double room with views over the front of the house, this is currently being used as a spare room and gym. Bedroom 4 is currently a study, measured at 10 sq mt this room is a great sized bedroom or home office/study. Upstairs you will find the master suite with a very large bedroom with added eaves storage and a good sized ensuite shower room. This room has height restrictions however it is a normal ceiling height for the majority of the room. There is also a loft area that is accessed from bedroom 1.

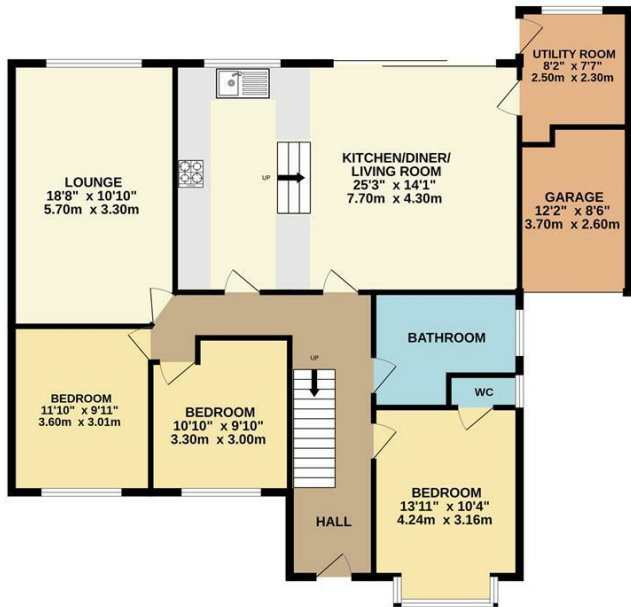
**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: C**

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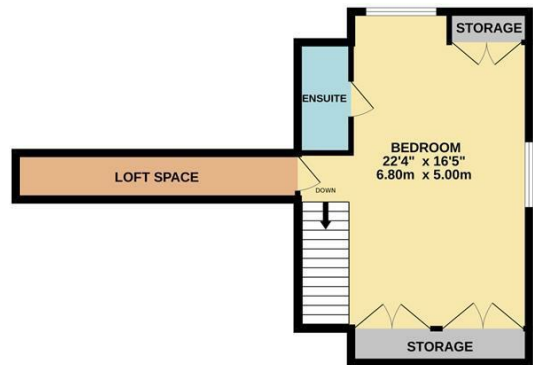
SALES & LETTINGS



GROUND FLOOR  
1370 sq.ft. (127.2 sq.m.) approx.



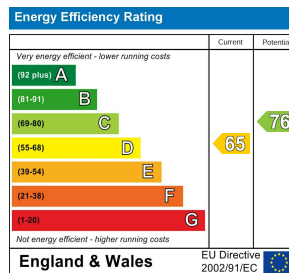
1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 4 Bedroom Extended Bungalow
- 2 Bathrooms
- Large Family Kitchen/Diner
- Cul-de-sac Location
- EV Charger
- Utility Room
- Lots of Garage Storage



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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