

26 Caxton Street
Market Harborough
Leicestershire
LE16 9ER

Offers in excess of £285,000



OSCAR JAMES

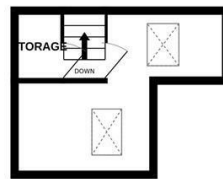
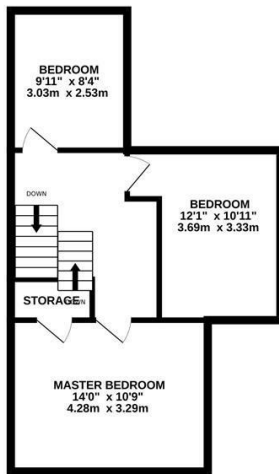
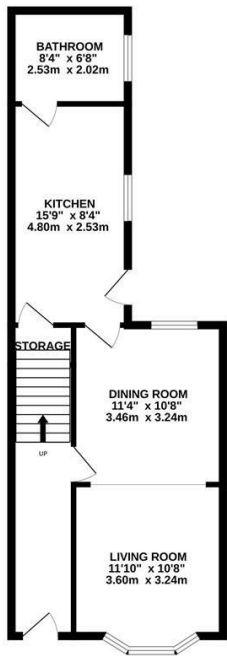
...expect excellence

FLOOR PLANS

GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.

2ND FLOOR
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1231sq.ft. (114.4 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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AT A GLANCE...



Open plan bay fronted living/ dining room with feature fireplace



Modern galley style kitchen



Three well proportioned bedrooms



Bathroom with a three piece suite



Fully enclosed rear garden with a paved patio area and lawned garden



On street parking



WHAT'S GREAT?

This well presented Victorian terrace property is located in a popular residential area of Market Harborough and benefits from being within walking distance to many amenities including the town centre, railway station and leisure centre.

The property offers spacious accommodation throughout comprising an entrance hall, bay fronted living/dining room with an open plan design and featuring an wood burner fireplace, galley style kitchen with a range of modern units, bathroom with a three piece suite and three well proportioned bedrooms. The property also features a part converted loft room that could also be used as a study.

Outside the property you will find a neat retained forecourt and a fully enclosed rear garden with paved patio area, lawned garden and a timber storage shed.

...expect excellence



SELLER'S SECRET

We have loved living here and it has been great having so much on your doorstep that you can walk to. We love the house, love the area and I am sure the next owner will too.



Why we like it....

This stunning period home has so much to offer and will appeal to a wide range of buyers, the location will be a prime attraction especially if a buyer is looking to use the train station with a direct link to London St Pancras in under an hour.

To buy or not to buy....

OSCAR JAMES

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