



Leicester Road, Market Harborough, LE16 7AZ



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Property Description

A substantial five bedroomed semi-detached Victorian house of immense charm and character located just to the north of the thriving town centre of Market Harborough, within walking distance of local shops and the canal basin.





Key Features

- Substantial Victorian semi-detached house
- Wealth of period features
- Impressive reception hall and staircase
- 2 fine reception rooms
- Breakfast kitchen and cellar
- 4 double bedrooms
- 2 bath/shower rooms
- Annexe bedroom and shower room
- Double garage
- Attractive gardens

Price Guide
£695,000

Dated 1876, the property retains a wealth of period features such as original tiled flooring, high corniced ceilings, sash windows, some original coloured glazed windows and marble fireplaces.

With the benefit of gas fired central heating, the exceptionally spacious and versatile interior is approached via an entrance porch and reception hall with magnificent staircase off, sitting room and dining room both with marble fireplaces, useful cellar located off an inner hall, breakfast kitchen and utility room.

There is also a ground floor shower room, and a secondary staircase rising to the fifth bedroom which offers potential as a separate annexe if required.

Approached via an impressive staircase, the principal bedroom has an en-suite shower room and dressing room, a further double bedroom is served by the family bathroom. On the upper floor are two further double bedrooms with spacious cupboards which provide the opportunity to create a shower room if required.

The property is set well back from the road with a driveway giving access to a double garage. There is an attractive front garden with mature trees, and a courtyard rear garden which useful brick store.

LOCATION

The property is set well back from the road enjoying an elevated position backing onto Union Wharf giving access to the canal towpath with miles of scenic walks. Market Harborough has an excellent range of local shops and supermarkets, bars, restaurants, a theatre and leisure centre. The town is well catered with local schools for all ages. For the commuter, there are mainline rail services to London St Pancras in about an hour, with links to the Eurostar service, and the nearby motorways include the M1 accessible at Junction 20, with the A14 lying to the south.

GROUND FLOOR

ENTRANCE PORCH

RECEPTION HALL

LOUNGE

21'8 x 14'

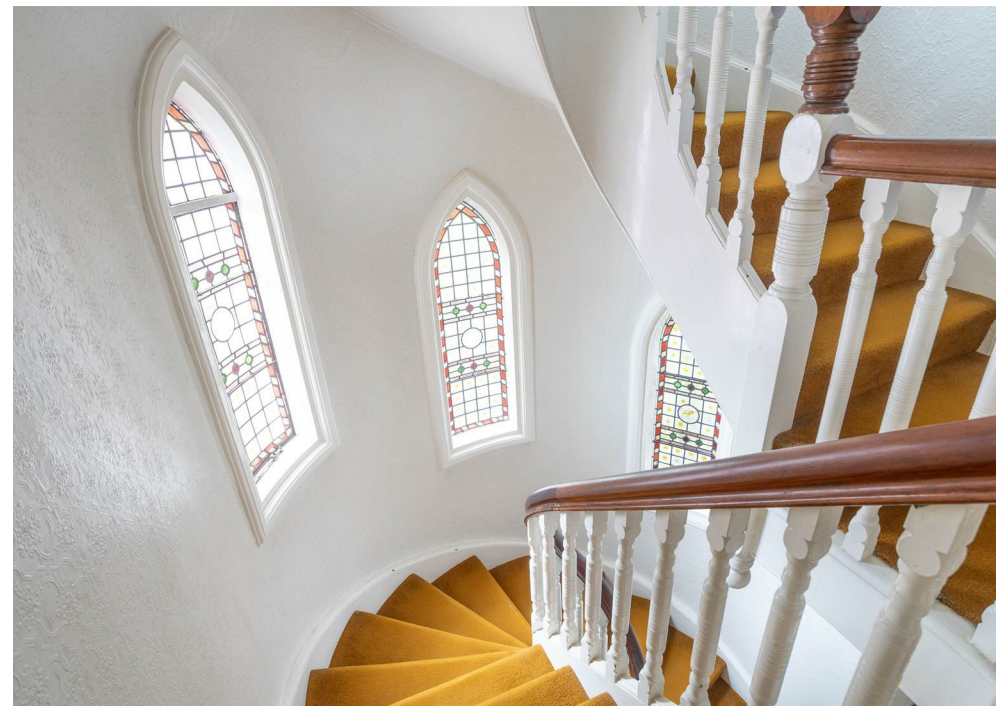
DINING ROOM

16' x 14'4

INNER HALL

CELLAR

15'10 x 14'5





BREAKFAST KITCHEN

15'5 x 15'3

UTILITY ROOM

10' x 8'

SHOWER ROOM/WC

With staircase rising to

ANNEXE/BEDROOM FIVE

12' x 9'4

FIRST FLOOR

IMPRESSIVE LANDING

BEDROOM ONE

16' x 14'

DRESSING AREA

EN-SUITE SHOWER ROOM

9'4 x 7'

BEDROOM TWO

14' x 11'5

BATHROOM

7'2 x 7'2

UPPER FLOOR

LANDING

Range of built-in cupboards.

BEDROOM THREE

16'x 14'2

BEDROOM FOUR

14'1 x 12'7

OUTSIDE

Attractive gardens to front and side, together with a courtyard garden to the rear.

DOUBLE GARAGE

19'10 x 15'4

BRICK GARDEN STORE

11'8 x 6'3

TENURE

The tenure is freehold. There is shared sewerage pipework with No.1 leading to the mains drains in Leicester Road. A wayleave exists relating to electricity supply for No.1. Further details from the vendors or their solicitors.



Floorplan



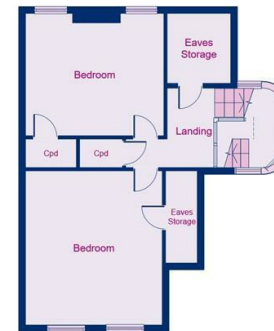
Ground Floor and Cellar

Floor Area (Gross Internal) 134.1 sq.m. (1,444 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 79.4 sq.m. (854 sq.ft.) approx



Second Floor

Floor Area (Gross Internal) 59.7 sq.m. (642 sq.ft.) approx

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EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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