



Hillcrest Avenue, Market Harborough, LE16 7AR



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A well appointed detached family home set across three floors overlooking the canal basin to the rear. The property was constructed in the 1930s and retains a wealth of charm and character. The accommodation briefly comprises, spacious entrance hallway with cloakroom off, sitting room/dining room with deep steps down to a stunning orangery which takes in the views to the rear garden and canal basin, well appointed kitchen with utility/lobby area off, and further downstairs cloakroom. To the first floor are three bedrooms and family bathroom. On the second floor, principal bedroom with walk-in wardrobe and ensuite shower room. Externally, there is car standing for three to four vehicles, two tandem garages both with inspection pits, and the rear garden is laid to lawn with raised patio area, being well stocked with mature shrubs and trees, offering a good degree of privacy with mooring (fee payable to the Canal & River Trust) and stunning views across the canal and wharf.

Market Harborough has excellent shopping and supermarket facilities, nearby churches, cafes, restaurants and a theatre. Welland Park with its many leisure opportunities is also within walking distance, together with primary schools and Welland Park Academy. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south.







## Key Features

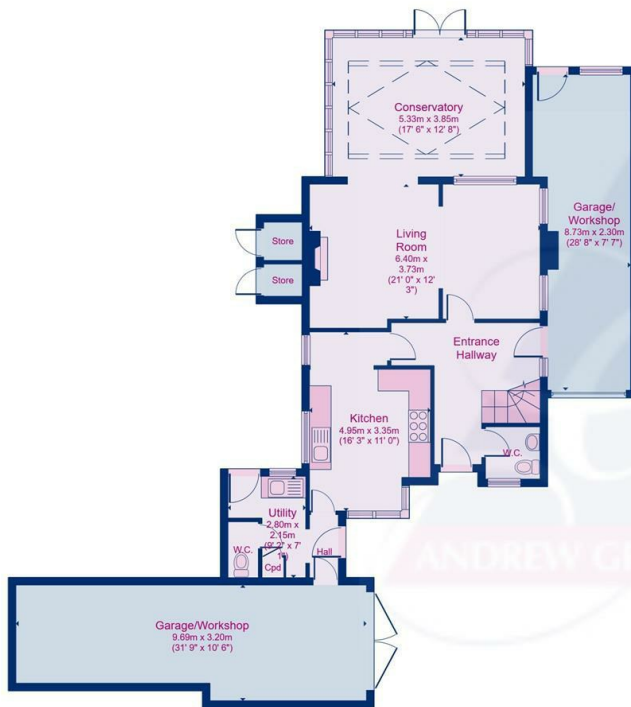
- Detached Family Home in Much Sought After Location
- Canal Basin Views
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Principal Bedroom with En-Suite
- Three Further Bedrooms & Family Bathroom
- Car Standing, Tandem Garage
- Mature Rear Garden, & Canal Frontage with Mooring
- No Upward Chain

**Price Guide**  
**£725,000**









**Ground Floor**

Floor area 83.0 sq.m. (893 sq.ft.) approx (Excluding Garages/Stores)



**First Floor**

Floor area 52.6 sq.m. (566 sq.ft.) approx



**Second Floor**

Floor area 39.4 sq.m. (425 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Market Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Market Harborough office on 01858 431315



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS