



Coventry Road, Market Harborough, LE16 9DA



Part of  
**SHELDON  
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# Property Description

A truly stunning three storey Victorian semi-detached villa, retaining a wealth of charm and character, located on one of Market Harborough's most favoured tree lined roads, just a few minutes walk from the thriving town centre and the local park which is located on the other side of the road. The property also benefits from planning consent for the erection of a two storey side and rear elevation extension to the main house, to incorporate a spacious kitchen, dining, family area with utility and a fifth double bedroom with a walk in wardrobe and en-suite. Permitted development has also been granted for garaging.







## Key Features

- Substantial semi-detached Victorian house of character
- Stunning reception room with wood burning stove
- Well appointed breakfast kitchen
- Four double bedrooms, two bathrooms
- Garden with two off road parking spaces
- Located just to the west of the town centre
- Planning for side and rear extension and garaging o

**Price Guide**  
**£725,000**







### Ground Floor

Floor Area (Gross Internal) 70.5 sq.m. (759 sq.ft.) approx

### First Floor

Floor Area (Gross Internal) 71.1 sq.m. (766 sq.ft.) approx

### Second Floor

Floor Area (Gross Internal) 26.7 sq.m. (288 sq.ft.) approx



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Harborough

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