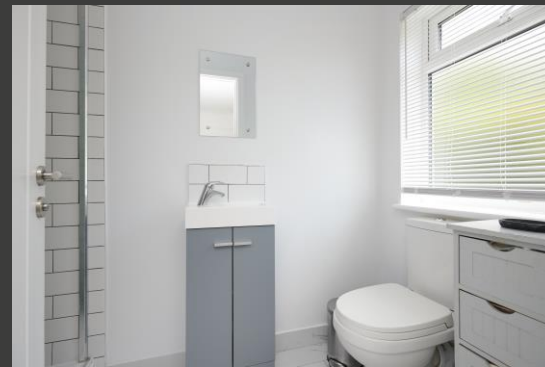




65 LOGAN STREET | MARKET HARBOROUGH. LE16 9AW



# 65 LOGAN STREET, MARKET HARBOROUGH, LEICESTERSHIRE. LE16 9AW

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An opportunity to purchase a fine detached Victorian fully renovated three bedroom property with generous plot size, air conditioning, air flow system to assist health conditions such as asthma. This property benefits from a newly constructed garage.

## LOCATION

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, educational facilities, a number of coffee houses, various banking, restaurants and independent boutiques. Leisure facilities include a theatre, golf course, tennis and squash courts and cricket ground. There is easy access to a comprehensive commuting network including the A6, A14, A1/M1 Link road, access to the M1, M69 and M6 motorways and mainline railway station with London St Pancras in little over one hour.

## ACCOMMODATION

Accessed via a part glazed outer door with fanlight over, original tiled floor, door through to:

## ENTRANCE HALL

Stairs to first floor, all principal accommodation off.

## SITTING ROOM

Bay window to front elevation with views to the park, original coved cornice to ceiling, original picture rail, fireplace with exposed bricks to sides, tiles hearth and timber mantle housing log burning stove, wall mounted shelving to recess on either side along with complimentary, double cupboards.

## DINING ROOM

Double doors opening onto the patio and garden beyond, original dado rail, fireplace with timber hearth and mantle, housing log burning fire.

## FULLY FITTED KITCHEN

Wide range of dove grey base and drawer units with marble effect preparation surface over, mosaic tiled splash back, inset one and a half bowl ceramic sink and drainer, integrated eye level electric oven, halogen hob with stainless steel extractor canopy over, integrated dishwasher, wall mounted combination boiler, led spot lights to ceiling, window to side elevation, ceramic tiled floor, through to:

## UTILITY AREA

Space and plumbing for fridge freezer, space and plumbing for washing machine, part glazed door to outside.

## BATHROOM

Freestanding slipper bath with chrome feet and hand held telephone style taps with shower attachment, low flush w.c., pedestal wash hand basin, shower enclosure with wall mounted fittings and glazed screen, tiling to dado height, obscure glazed window to rear elevation, led spot lights to ceiling.

## STAIRS TO

## FIRST FLOOR ACCOMMODATION

## MASTER BEDROOM

Window to front elevation with views over the park, feature fireplace, original picture rail and coved cornice to ceiling, door through to:

## EN-SUITE SHOWER ROOM

Shower enclosure with wall mounted fittings, wash hand basin with vanity cupboard, low flush w.c., led spot lights to ceiling.

## BEDROOM TWO

Window to rear elevation with far reaching views.

## BEDROOM THREE

Window to rear elevation.



### OUTSIDE

To the front of the property the area is hard landscaped with original decorative wrought iron railings. To the side of the property a timber gate leads to the:

### REAR GARDEN

Professionally landscaped and of double length, to include spacious patio area ideal for all outdoor entertaining, the boundary is depicted by a close boarded timber fence whilst an area of lawn softens the overall effect. To the rear of the garden there is direct access to the newly constructed:

### GARAGE

To the rear of the garden the garage is accessed via Clarke Street. Of generous proportions.

### OTHER INFORMATION

This property has recently had an air conditioning system installed along with a Pure Air ventilation system which assists in reducing asthma.

### VIEWINGS

Strictly by appointment via Naylor's, the selling agent.

EPC = D

Particulars prepared May 2024

Naylor's Estate Agents

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Make the move

