

make the move



## 47 Granville Street

MARKET HARBOROUGH. LE16 9EU

Guide Price:  
**£220,000**

An opportunity to purchase a two bedroom terraced property in this popular location within walking distance to the town of Market Harborough.

The accommodation comprises entrance, sitting room, dining room, fully fitted kitchen, utility room, two bedrooms. Study area and bathroom. To the rear of the property there is an enclosed garden with brick outbuilding.

This property is offered chain free.

- Market Harborough
- Two Bedrooms
- Two reception rooms
- Fully fitted kitchen
- Utility room
- Bathroom
- Study
- Brick built store
- EPC D

### 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 Victorian style door with obscure glazed fanlight over and brushed steel hardware.

### SITTING ROOM

Window to front elevation, feature fireplace, door through to:

### DINING ROOM

Stairs to first floor, built in full height cupboard, window to rear elevation.

### FULLY FITTED KITCHEN

Range of base and drawer units with preparation surface over, inset sink with mixer tap over, single oven with electric hob over and extractor canopy above, windows to side elevation, through to:

### UTILITY ROOM

With space and plumbing for white goods, window to rear elevation.

### FIRST FLOOR ACCOMMODATION

### LANDING

Loft access.

### BEDROOM ONE

Window to front elevation, original feature cast iron fireplace.

### BEDROOM TWO

Window to rear elevation.

### STUDY

Window to side, built in original full height cupboard, access through to:

### FULLY FITTED BATHROOM

Three-piece suite comprising panelled bath with wall mounted shower over and glazed screen, vanity unit with inset sink and cupboard beneath, low flush w.c., window to rear elevation.

### OUTSIDE

To the front of the property the boundary is depicted via a brick wall. To the rear of the property there is a paved area, leading up to the lawn and brick built outbuilding to the rear, The garden is predominantly lawn for ease of maintenance.

Particulars prepared February 2025



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