

## 74 Coventry Road, Market Harborough, LE16 9BZ

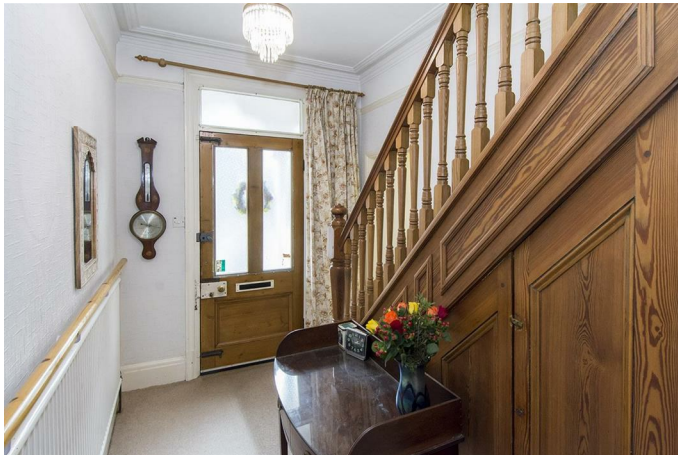


**£550,000**

An impressive and sizeable Edwardian detached family home dating back to 1898 offering large period proportions with scope for further improvement and extension (STPP). Homes of this nature are rarely available being situated within a highly sought after area in walking distance of Market Harborough town centre, amenities, shops, schools and station with mainline links into London St Pancras. The accommodation is set over two floors with a generous size garden and off road parking. The accommodation briefly comprises: Entrance hall, lounge, second reception room, dining area, kitchen/diner, utility, downstairs shower room, four bedrooms, bathroom and two loft rooms. Outside there are two parking spaces to the front and to the rear is a good sized garden. The property is offered to market with NO CHAIN!

*Service without compromise*

Entrance Hall 17'11 x 6'10 (max) (5.46m x 2.08m (max))



Accessed via timber front door. Doors off to: Lounge, reception room, kitchen and shower room. Stairs rising to: First floor. Under stairs cupboard. Radiator.

Lounge 12'11 x 12'10 (3.94m x 3.91m)



Large box bay window with secondary glazing. Original restored open fireplace. TV point. Radiator.

Reception Room Two 14'11 x 12'11 (4.55m x 3.94m)



Opening through to: Dining area. Gas fireplace with original stone surround. Built-in low level cupboards to alcoves with shelves over. Telephone point. Radiator.

Dining Area/Sun Room 13'5 x 10'7 (4.09m x 3.23m)



UPVC double glazed sliding patio doors out to: Rear garden. Wall light. 2 x radiators. Door into: Kitchen/Diner.

Kitchen/Diner 19'4 x 11'11 (max) (5.89m x 3.63m (max))



Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 stainless steel sink with drainer. Included: freestanding 'Range' style cooker, freestanding dishwasher and an under counter freestanding fridge. There is a breakfast bar defining the space between kitchen and dining. The kitchen area also has tiled flooring, UPVC double glazed window to rear aspect, ceiling lantern, LED spotlights and door into the: Rear porch.

Dining Area



Fitted base and wall units with a laminate worktop over with space for a breakfast table. Window to side aspect, radiator, LED spotlights and doors into: Hall and utility.

Utility 7'3 x 7'1 (2.21m x 2.16m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl sink with drainer. Included: freestanding washing machine, tumble dryer and fridge-freezer. Window to side aspect and tiled flooring.

**Downstairs Shower Room 10'6 x 3'4 (3.20m x 1.02m)**



Comprising: Shower enclosure, low level WC and wash hand basin. Vinyl flooring with tiling to shower area. Window to side aspect and radiator.

**First Floor Landing**



Doors off to: Bedrooms and bathroom. Loft hatch access with pull down ladder providing access to the two loft rooms.

**Bedroom One 15'0 x 11'9 (4.57m x 3.58m)**



Double glazed window to rear aspect. Built-in wardrobes and drawers. TV point. Phone point. Radiator.

**Bedroom Two 12'11 x 12'10 (3.94m x 3.91m)**



Large box bay window with secondary glazing to front aspect. Built-in clothes hanging rail. Wash hand basin. Radiator. TV point.

## Bedroom Three 9'11 x 9'11 (3.02m x 3.02m)



Double glazed window to rear aspect. Built-in wardrobes. Two radiators. Tv Point.

## Bedroom Four 10'8 x 6'3 (max) (3.25m x 1.91m (max))



Box bay window with secondary glazing to front aspect. Radiator.

## Bathroom 11'7 (max) x 7'3 (max) (3.53m (max) x 2.21m (max))



Comprising: Panelled bath, low level WC and wash hand basin. Large built-in linen cupboard. Additional fitted

toiletory cupboard. Chrome heated towel rail and window to side aspect.

## Loft Rooms



The property benefits from two good sized loft rooms, one having two 'Velux' windows and eaves storage and the second with a 'Velux' window to the rear.

## Outside



The property has space for multiple vehicles to park off road to the front. Side access to the rear through a pedestrian gate. The generous rear garden has a large paved patio seating area, brick-built store with plumbing, power and light, retained beds with established planting, lawn area and two handy wooden sheds located towards the rear boundary.

## Rear Aspect



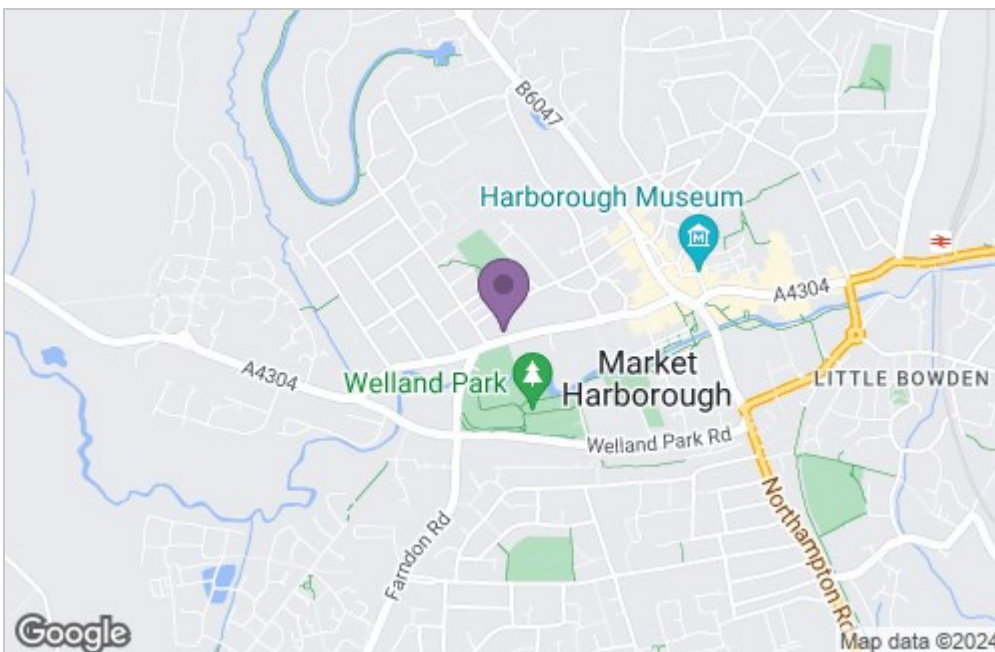
## Floor Plan



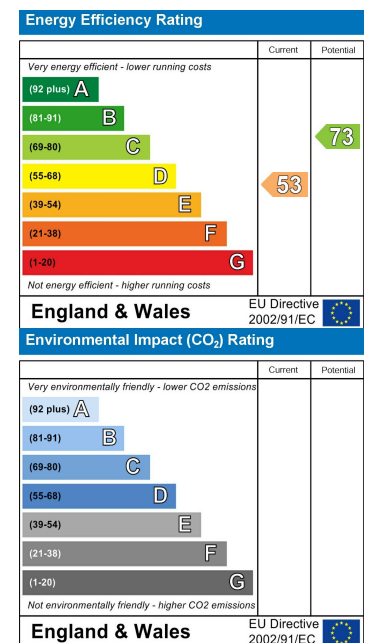
Total area: approx. 173.5 sq. metres (1867.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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