

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



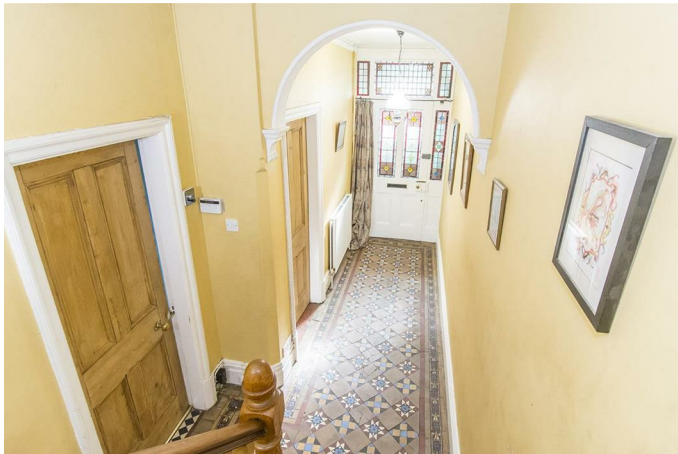
### Offers Over £625,000

Located on Coventry Road in the charming town of Market Harborough, this substantial semi-detached period home offers an impressive 2,092 square feet of living space, perfect for families seeking both comfort and style. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With four generously sized double bedrooms, this home ensures that everyone has their own private sanctuary. The two well-appointed bathrooms add convenience for busy mornings and family life. The heart of the home is undoubtedly the large kitchen, dining, and living area, which creates a warm and welcoming atmosphere for family gatherings and social occasions. The property is ideally located within walking distance to the town centre, allowing residents to enjoy the vibrant local amenities, train station, schools, shops, and eateries that Market Harborough has to offer. Additionally, off-road parking for two vehicles provides a practical solution for those with multiple cars. This period home combines classic charm with spacious proportions, making it a perfect choice for those looking to settle in a desirable location.

*Service without compromise*



## Entrance Hall



Accessed via porch from double doors through to: Entrance hall. Doors off to: Lounge, dining/reception room two, cloakroom and kitchen/dining/living. Stairs rising to: First floor. Original tiled flooring. Radiator. Under stairs cupboard.

## Lounge 12'11" x 12'9" (3.94m x 3.89m)



Sash bay window to front aspect. Gas feature fireplace with mock marble surround and feature inset tiles. TV point. Exposed wooden floorboards. Radiator.

## Dining Room/Second Reception Room 13'10" x 11'4" (4.22m x 3.45m)



Sash window to rear aspect. Gas feature fireplace with stone surround. Radiator.

## Kitchen/Diner/Living



## Kitchen Area



Having a selection of fitted base and wall units with a 'Granite' worktop over and an inset ceramic sink. There is a freestanding gas top 'Range' style cooker, an integrated dishwasher and space for a fridge/freezer. The kitchen area benefits from two sash windows to the side aspect, LED spotlights and tiled flooring.

## Dining/Living Area



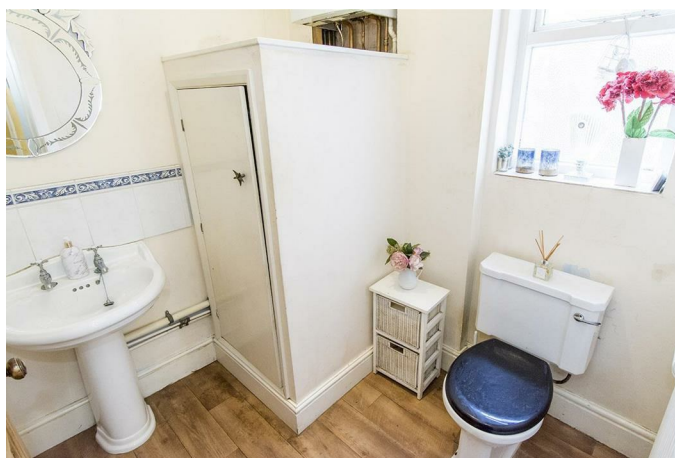
Having a door out to: Rear garden and two sash windows to side aspect. Door through to: Utility. LED spotlights. 'Velux' window to ceiling. Tiled flooring. Radiator.

## Utility Room 8'7 x 6'9 (2.62m x 2.06m)



Having a fitted base unit with stainless steel sink and wall mounted units above. Sash window to side aspect. Space and plumbing for a freestanding washing machine. Space for additional electrical appliances. Tiled flooring.

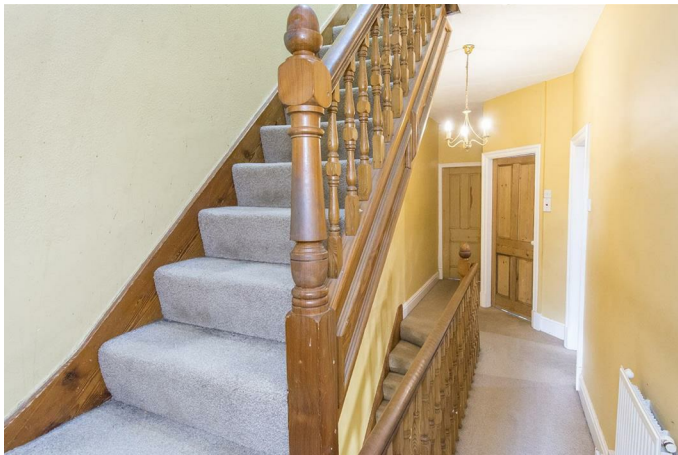
## Downstairs Cloakroom 6'8 x 6'6 (2.03m x 1.98m)



Comprising: Low level WC and wash hand basin. Window to side aspect. Boiler. Airing cupboard. Vinyl flooring. Radiator.



## First Floor Landing



Doors off to: Bedrooms, bathroom and shower room. Stairs rising to: First floor. Radiator.

## Bedroom One 18'4 x 13'2 (5.59m x 4.01m)



Sash bay window to front aspect and sash window to front aspect. Built-in double wardrobe. Cast iron feature fireplace. TV point. Radiator.

## Bedroom Two 13'9 x 11'11 (4.19m x 3.63m)



Sash window to rear aspect. Built-in wardrobe. Cast iron feature fireplace. Exposed wooden floorboards. Telephone point. Radiator.

## Shower Room 6'6 x 6'6 (1.98m x 1.98m)



Comprising: Corner shower enclosure with feature wall tiling, low level WC and wash hand basin. Window to side aspect. A continuation of 1/2 wall tiling and floor tiling through. Extractor.

## Bathroom 11'10 x 9'10 (3.61m x 3.00m)



Comprising: Freestanding bath with mixer tap and wash hand basin. Sash window to rear aspect. Cast iron feature fireplace. Wall lighting. LVT flooring. Radiator.

## Second Floor Landing

Doors off to: Bedrooms. Skylight to ceiling. Access to eaves storage. Loft hatch access. Linen cupboard. Radiator.

## Bedroom Three 18'4 x 13'4 (5.59m x 4.06m)



UPVC double glazed window to front aspect. Built-in wardrobe. Cast iron feature fireplace. Telephone point. Radiator.

## Bedroom Four 13'10 x 11'10 (4.22m x 3.61m)



Sash window to rear aspect. Built-in wardrobe. Cast iron feature fireplace. Laminate wooden flooring. Radiator.

## Outside



The property benefits from a prominent position within walking distance to the town centre, schools and station.

There is space for two vehicles to the front of the property and gated access through to the rear. The delightful walled rear garden is of a good size with a patio area and lawn.

## Store Room



The handy brick-built store room could be a great office or study benefitting from power and light.



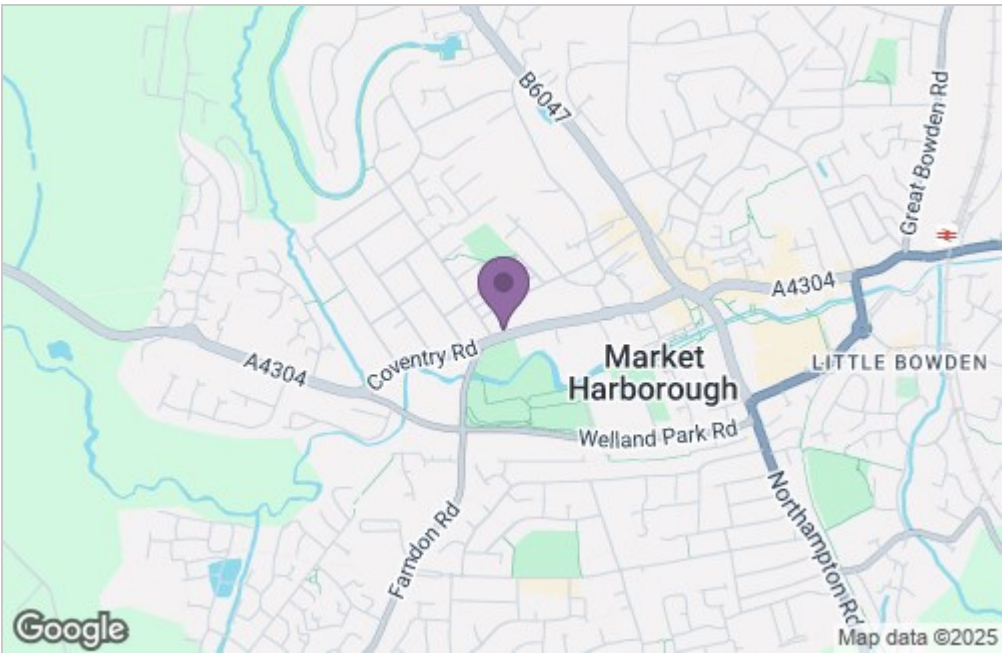
Floor Plan



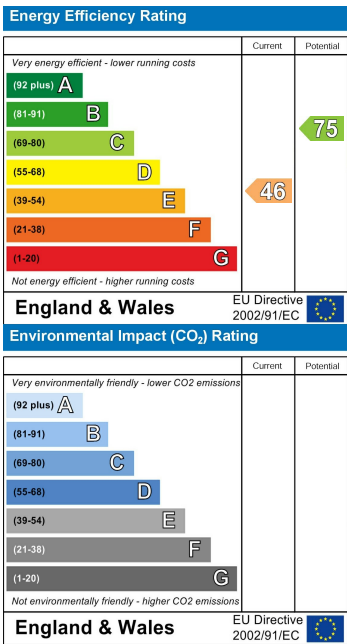
Total area: approx. 194.4 sq. metres (2092.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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