

## 49 Hearth Street, Market Harborough, LE16 9AQ



**£250,000**

This stunning and immaculately presented two bedroom terrace property was fully refurbished just two years ago to an extremely high standard. It is situated within a stones throw of Market Harborough's town centre, offering an abundance of independent boutique style shops and restaurants, excellent primary and secondary schools and train station with mainline links into London St Pancras in under 1 hour. This deceptively spacious home offers a wealth of period features, superb fixtures and fittings and a lovely low maintenance garden. The accommodation briefly comprises: Lounge, dining room with study area/reading nook, kitchen, utility room/WC, two double bedrooms and stylish shower room. Outside is a good sized, low maintenance garden. The property is offered to market with NO CHAIN. Viewing comes highly recommended to truly appreciate the excellent level of finish and quality this home has to offer.

*Service without compromise*

## The Refurbishment

The property was extensively refurbished in 2023 to a very high standard. The majority was rewired with a new consumer unit fitted and multiple power points fitted to each room. A new gas central heating boiler was fitted in November 2023 with a three year warranty and several of the radiators were replaced where necessary. Roman blinds were fitted to windows. Please note that the photographs within these particulars were taken prior to the current tenants moving in, therefore a slight change in condition and appearance of the interior may be apparent upon viewing.

## Lounge 12'0 x 11'1 (3.66m x 3.38m)



Accessed via a timber front door. UPVC double glazed window to front aspect. Reclaimed 'Parquet' wooden flooring. Cast iron feature fireplace with marble hearth. Built-in cupboards with shelves above. Radiator. Door through to: Dining room.



## Dining Room 12'5 x 11'5 (3.78m x 3.48m)



UPVC double glazed window to rear aspect. Door to: Stairs. Bamboo wooden flooring. Cast iron feature fireplace. Under stairs storage cupboard. Radiator.





**Study Area/Reading Nook 9'1 x 7'0 (2.77m x 2.13m)**



UPVC double glazed window to side aspect. Bamboo wooden flooring. Radiator. Door to: Kitchen.

**Kitchen 9'9 x 6'1 (2.97m x 1.85m)**



Two UPVC double glazed windows to side aspect. Having a selection of fitted base and wall units with a solid wooden worktop over and a single bowl stainless steel sink. Single fan assisted electric oven, four ring electric hob and extractor over. Integrated dishwasher. Oak flooring.



**Rear Lobby**

UPVC double glazed door out to: Rear garden. Tiled flooring. Space for a freestanding fridge/freezer. Door to: Utility.

**Utility Area/Downstairs WC 7'6 x 6'7 (2.29m x 2.01m)**



UPVC double glazed window to side aspect. Tiled flooring. Bespoke ceramic sink unit with storage below. Low level WC. Worktop over space with plumbing for a freestanding washing machine with space for a further under counter electrical appliance. Boiler. Radiator.

Bedroom One 12'0 x 11'4 (3.66m x 3.45m)



Timber framed sash-style double glazed window to front aspect. Exposed wooden flooring. Built-in wardrobe/cupboard. Radiator.



Bedroom Two 12'5 x 8'5 (3.78m x 2.57m)



UPVC double glazed window to rear aspect. Exposed wooden flooring. Cast iron feature fireplace. Radiator.





## Shower Room



Opaque UPVC double glazed window to rear aspect. Double shower enclosure with feature wall tiling, low level WC and wash hand basin. Fitted shelves. Radiator.



## Rear Garden



To the rear is a good sized and fully enclosed rear garden being laid to paved patio with low maintenance shrubbery borders. There is a pedestrian gate to the rear providing access to the street.



Floor Plan

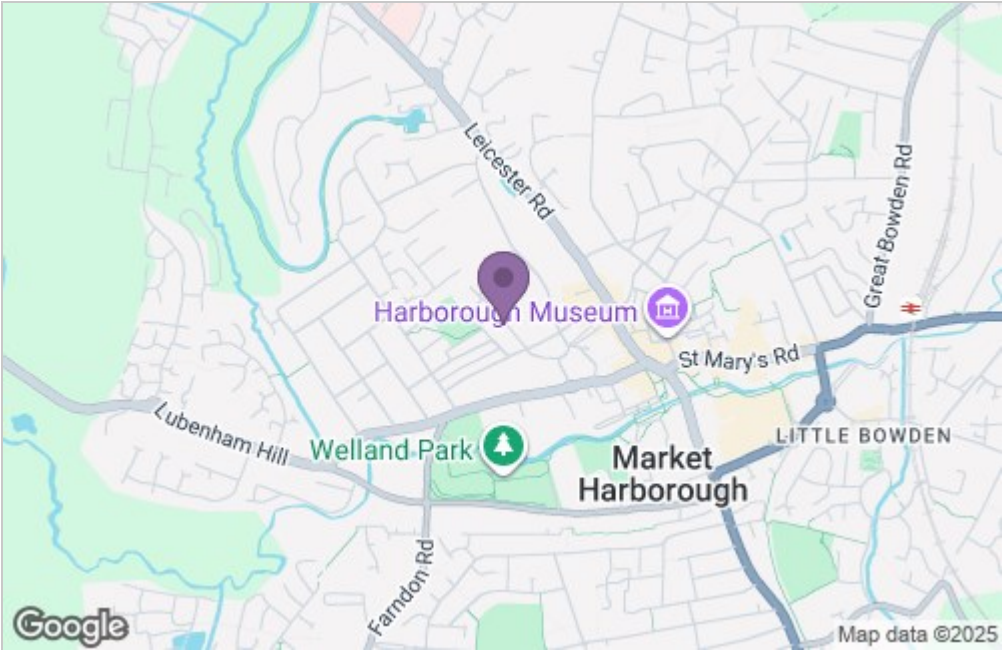


Total area: approx. 903.6 sq. feet

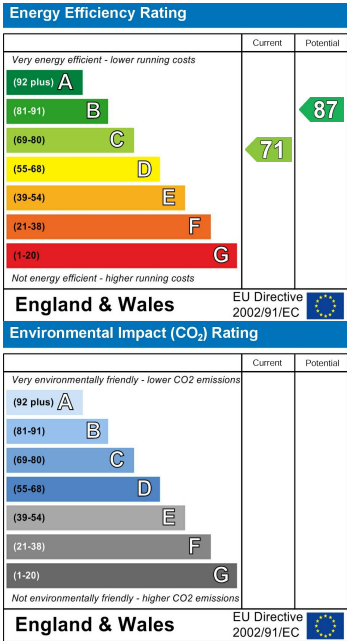
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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