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**A Bespoke Factory Conversion with a Contemporary  
Industrial Twist**





**3 Cross Street**  
**Market Harborough**  
**LE16 9ES**  
**£400,000**





## A Bespoke Factory Conversion with a Contemporary Industrial Twist

This former shoe factory has been creatively converted to create four bespoke and spacious two storey homes, offering a contemporary twist on a traditional build while retaining a wealth of history and charm.







This truly impressive conversion combines the very finest handpicked materials and highly skilled craftsmanship, located in the heart of Market Harborough, within close walking distance of the thriving town centre.

The impressive high specification and architectural design includes high vaulted ceilings with Velux and A-frame windows, bi-folding doors, chalked oak flooring and energy efficient gas-powered underfloor heating to the ground floor. There is a stunning hand-crafted kitchen featuring Siemens and Neff appliances and Silestone worktops. The high specification bathrooms are fitted with Duravit and Hansgrohe sanitary ware. The property also benefits from CAT6 network cabling ready for a fibre connection and LED spotlights throughout.

Entrance is gained through the composite front door into the inviting entrance hall features tiled flooring and LED spotlights. The hallway provides access to the generous guest WC and opens through to the high specification kitchen/breakfast room to the front elevation.

The stunning kitchen/breakfast room features an anthracite aluminium coated window to the front elevation, tiled flooring and boasts space for a small table and chairs in the centre of the room. The kitchen has been finished to an exceptionally high standard comprising a range of dark green, satin finish eye and base level units, a Silestone worktop with upstand, an under mounted composite resin sink with recessed draining grooves and instant hot water tap. There is also an array of high-end integrated appliances to include a Neff fridge/ freezer and a Siemens dishwasher, oven, microwave oven and four ring induction hob.



The Inner hallway is finished with high quality chalked oak flooring with bright white hues and ashen undertones, access to the utility room, the useful cloakroom cupboard and stairs rise to the first floor.

The well-proportioned utility room benefits from tiled flooring, two full height larder cupboards, an additional half height cupboard, a quartz worktop and space for a washing machine and tumble dryer.

The extensive, open plan living/dining room is sure to impress measuring approximately 28ft in length, with a host of high quality fixtures and fittings to include an array of LED spotlights, chalked oak flooring, multiple electric points and a TV point. The amazing space offers the potential to be used as both living and dining. The powder coated bifolding doors open fully further enlarging the entertaining space which opens up into the landscaped garden.





The three good sized bedrooms all offer something very special with this unique layout. Two out of the three bedrooms are double in size and the third bedroom would make an ideal single bedroom, study or dressing room.

The main bedroom benefits from continued oak flooring, steps rising up and into the main bedroom area and with a host beautifully crafted, bespoke fitted wardrobes and drawers. There is also a Juliette balcony, attractive raked ceilings and access to the high quality en suite shower room. The en suite features floor and wall tiling, an oversized shower enclosure with a hand held and rain water shower head, a low-level WC and a vanity enclosed wash hand basin.

The second bedroom is of a generous size and could also be used as a main if preferred due to the fantastic size with a dual aspect, continued oak flooring and its three Velux windows. The home's luxury main bathroom has floor and wall tiling, an anthracite heated towel rail, a panel enclosed bath with wall mounted controls and a rainwater shower over, a vanity enclosed wash hand basin and a low-level WC.







## External

The property benefits from a separate, brick built office accessed from the garden offering a fantastic additional work space, ideal to run a client based business from (subject to obtaining relevant consents) or perfect as an additional snug, overlooking the garden. There is also a WC, kitchen area with instant hot water tap, under floor heating and CAT6 network cabling.

The Victorian conversion offers a wealth of historic charm. The private and enclosed rear courtyard garden features external lighting and has been professionally landscaped and designed with low maintenance in mind. The garden is neatly enclosed by a period brick wall and timber baton fencing.

There are two composite decked areas with stylish white rendered raised beds, which have been beautifully landscaped. The garden a delightful suntrap offering an oasis of calm.

## Measurements

### Living/Dining Room

28' 2" x 16' 7" (8.58m x 5.05m) max

### Kitchen/Breakfast Room

13' 4" x 11' 6" (4.06m x 3.50m) max

### Utility

6' 8" x 5' 1" (2.03m x 1.55m)

### WC

4' 11" x 4' 10" (1.50m x 1.47m)

### Bedroom One

14' 11" x 10' 5" (4.54m x 3.17m)

### Bedroom Two

16' 4" x 14' 8" (4.97m x 4.47m) max

### Bedroom Three

11' 5" x 7' 9" (3.48m x 2.36m) max

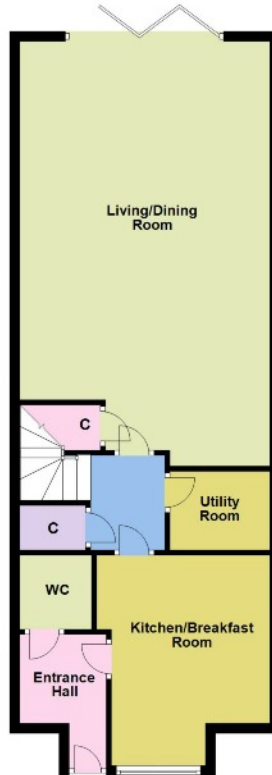
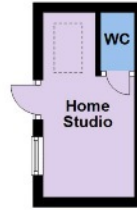
### Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

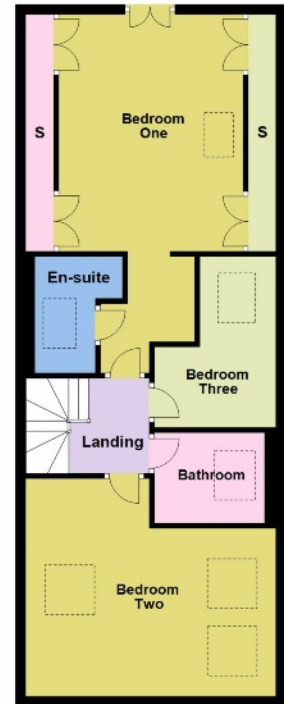
### En Suite

8' 0" x 5' 5" (2.44m x 1.65m) max

**Ground Floor**  
Approx. 78.8 sq. metres (848.2 sq. feet)



**First Floor**  
Approx. 69.6 sq. metres (748.8 sq. feet)



Total area: approx. 148.4 sq. metres (1596.9 sq. feet)



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