

**HENDERSON
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**“An Address and Charming
Interior to Impress”**



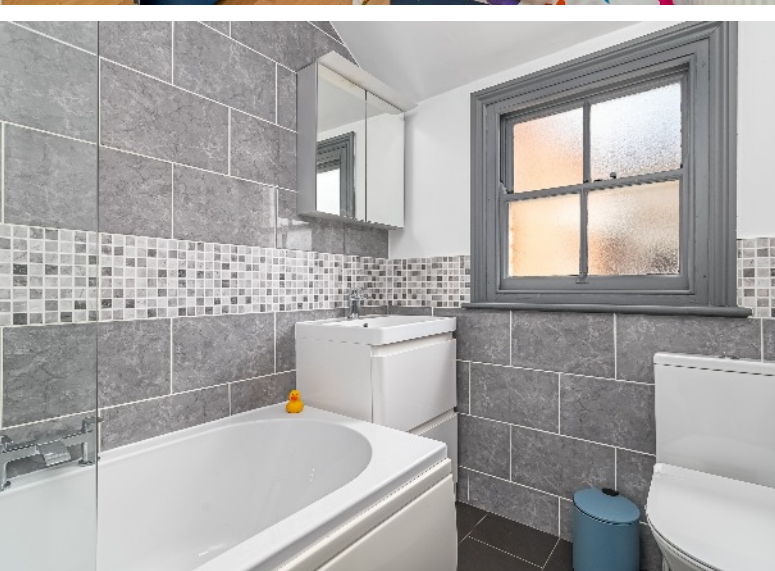
144 Northampton Road
Market Harborough
LE16 9HF



An Address and Charming Interior to Impress

Dating back to 1905, this beautifully appointed, Edwardian property is sure to impress boasting generous proportions, original period features, a west facing garden and situated on one of the most sought after roads in Market Harborough!





Property Highlights

Offered for sale with NO UPWARD CHAIN!

This stunning property offers a wealth of charm with features to include timber panelled doors, deep skirting boards, high ceilings, picture rails and traditional cornicing.

Located on the prestigious 'Northampton Road' the property is just a stone throw from Little Bowden Park and within walking distance of the town centre, the train station, the leisure centre and other local amenities.

Entrance is gained through a charming stained glassed solid timber panelled door into a welcoming entrance hall boasting high ceilings, picture rails, a period archway, textured ceilings and laminate flooring. Two under stairs cupboards provide excellent storage, stairs rise to the first floor and to the bottom of the hallway is an area currently being used as study space.

Well-presented front reception room overlooking the front elevation featuring a generous bay window, traditional picture rails and cornicing, a decorative cast iron light with a ceiling rose and a charming wood burner with a slate hearth and timber mantle.

Property Highlights

Beautifully appointed second reception room boasting high quality timber effect laminate flooring, deep skirting boards, traditional picture rails and cornicing, a beautiful chandelier, an open fireplace with a stone hearth and timber mantelpiece and a generous bay window overlooks the rear garden and injects an abundance of natural light.

Formal dining room benefitting from laminate flooring, a traditional sash window and ceiling rose, original storage cupboards and ample space for a large dining table and chairs.

Fitted kitchen comprising slate tiled flooring, a host of shaker style eye and base level units, a laminate work surface, ceramic wall tiles, a one and a half bowl sink with a draining board and a door leads to a separate utility room. Appliances include an electric oven, a four ring gas hob and space for a dishwasher and an American style fridge freezer.

Separate utility room with continued slate tiled flooring, a square edge work surface, a wash hand basin, a traditional clothes airier, space for a washing machine and a tumble dryer, access to a guest WC and a door leads to the rear garden.

Guest WC with continued slate tiled flooring and a low level WC.



Property Highlights

Situated on Northampton Road, this attractive period residence is set back from the road enclosed by a charming low level red brick wall, featuring mature hedgerow, a gravelled section and a block paved pathway leading to a traditional archway and covered porch. A gate to the side of the property offers access to the rear garden.

The west facing rear garden has been beautifully designed and features a variety of sections to include a generous lawn, a host of well stocked planted borders stocking a variety of mature trees and shrubbery with a cherry tree and a magnolia tree.

Directly adjoining the property is a covered seating area with space for a garden table and chairs, perfect for outdoor entertaining and providing perfect shade on those sunny days.

To the side of the garden is a hardstanding area offering a good degree of privacy with additional planted borders and a gate to the front elevation.





Outside

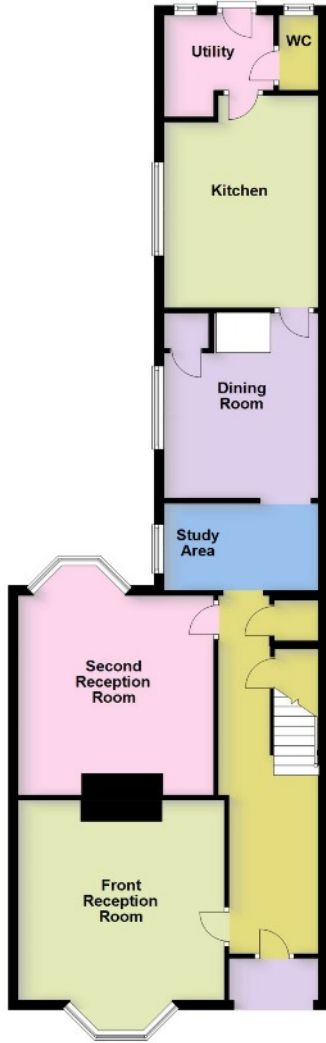
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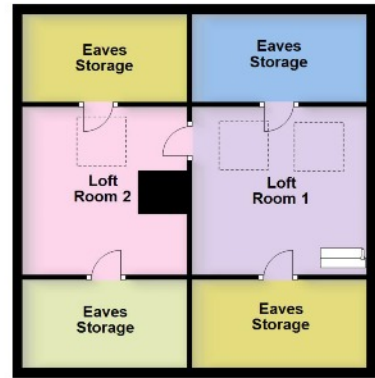
Ground Floor



First Floor



Second Floor



Measurements

Front Reception Room

13' 4" x 13' 10" (4.06m x 4.21m)

Second Reception Room

13' 5" x 13' 1" (4.09m x 3.98m)

Study Area

5' 10" x 10' 5" (1.78m x 3.17m)

Dining Room

10' 8" x 10' 6" (3.25m x 3.20m)

Kitchen

14' 4" x 10' 6" (4.37m x 3.20m)

Utility Room

6' 10" x 7' 5" (2.08m x 2.26m)

Guest WC

5' 0" x 2' 8" (1.52m x 0.81m)

Main Bedroom

13' 5" x 13' 7" (4.09m x 4.14m)

Ensuite

6' 7" x 3' 2" (2.01m x 0.96m)

Bedroom Two

13' 4" x 14' 11" (4.06m x 4.54m)

Bedroom Three

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom Four

10' 0" x 7' 9" (3.05m x 2.36m)

Bathroom

5' 10" x 7' 5" (1.78m x 2.26m)

Loft Room 1

11' 3" x 11' 5" (3.43m x 3.48m)

Loft Room 2

11' 3" x 11' 0" (3.43m x 3.35m)



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