



Measurements

Living Room	11' 11" x 11' 0" (3.63m x 3.35m)
Dining Room	11' 11" x 11' 10" (3.63m x 3.60m) max
Kitchen	11' 11" x 9' 5" (3.63m x 2.87m)
Utility	5' 7" x 4' 7" (1.70m x 1.40m)
WC	5' 7" x 3' 0" (1.70m x 0.91m)
Store	9' 0" x 6' 0" (2.74m x 1.83m)
Main Bedroom	16' 11" x 12' 4" (5.15m x 3.76m)
Bedroom Two	12' 1" x 10' 7" (3.68m x 3.22m)
Bathroom	6' 6" x 6' 2" (1.98m x 1.88m)
Bedroom Three	10' 5" x 9' 6" (3.17m x 2.89m)



63 High Street,
Market Harborough,
Leicestershire,
LE16 7AF
01858 410400

marketharboroughsales@hendersonconnellan.co.uk



“An Address and Proportions to Impress”



“An Address and Proportions to Impress”

Situated on the highly sought after road, Victoria Avenue, within close walking distance of the town centre, local canal basin and train station, is this fantastic three bedroom period residence boasts generous proportions, and benefits from being recently decorated and re carpeted throughout.

Property Highlights

- Prestigious residential location within walking distance of the town centre, local canal basin, the train station and other local amenities. The property also offers convenient access to the A6 and A14.
- This fantastic property offers a wealth of charm with features to include timber panelled doors, deep skirting boards, high ceilings, picture rails and sash windows.
- Entrance is gained through a charming timber panelled door into an inviting entrance hall featuring quarry tiled flooring, a traditional archway, and stairs rise to the first floor.
- Beautifully appointed living room offering a wealth of character with a bay sash window injecting an abundance of natural light, a picture rail and a cast iron fireplace with a quarry tiled hearth and a timber mantle.
- Well-portioned dining room benefitting from laminate flooring, a feature picture rail, a sash window overlooking the rear garden and a feature fireplace with a quarry tiled hearth and a timber mantle.
- The kitchen boasts an array of eye and base level units, a roll top work surface, ceramic wall tiles, a stainless steel one and a half bowl sink, a single oven, a four ring gas hob and space for three under counter appliances. A door leads out to the rear garden and a further door provides access to the utility/boot room.
- Off the kitchen is an inner hallway with tiled flooring and access to a store room and a separate guest WC to include a pedestal wash hand basin and a low level WC.
- Stairs rise to a generous first floor landing with access to a storage cupboard, three bedrooms and a family bathroom.
- Three bedrooms all of which benefit from being double in size all with sash windows, feature fireplaces and brand new carpets.
- The main bedroom is an impressive size spanning the entire width of the property and boasts a generous sash window injecting an abundance of natural light, a cast iron feature fireplace and ample space for a king size bed.
- Modern family bathroom featuring floor to ceiling wall tiles, tiled flooring, LED ceiling spot lights, a chrome heated towel rail and a white three piece suite to include a tile enclosed bath, a pedestal wash hand basin and a low level WC.

Outside

Set back from the road the property boasts a neat and attractive frontage featuring bay window, a gravelled forecourt enclosed by a low level wall with matured hedgerow, a cast iron gate and a pathway leads to the front door. The west facing rear garden is set over three levels and offers a good degree of privacy. Directly adjoining the property is a block paved area with access to a brick store with power supply, a timber gate to the front of the property and steps rise to an additional paved section with a pergola. The main section of the garden features a well-manicured lawn surrounded by matured trees, and to the rear is a raised decked area with space for a garden table and chairs, ideal for outdoor entertaining.