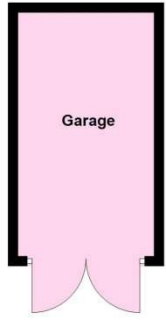




Ground Floor



Measurements

<b>Entrance Hall</b>	12' 8" x 5' 4" (3.92m x 1.65m)
<b>Living Room</b>	11' 7" x 10' 11" (3.53m x 3.32m)
<b>Dining Room</b>	10' 11" x 12' 6" (3.32m x 3.81m without bay / 3.97m into bay)
<b>Kitchen</b>	7' 11" x 6' 11" (2.41m x 2.11m)
<b>Dining Area</b>	9' 1" x 7' 3" (2.77m x 2.20m)
<b>Main Bedroom</b>	10' 11" x 12' 6" (3.32m x 3.81m without bay / 4.6m into bay)
<b>Bedroom Two</b>	11' 8" x 10' 11" (3.55m x 3.32m)
<b>Bedroom Three</b>	7' 11" x 6' 11" (2.41m x 2.11m)
<b>Bathroom</b>	6' 5" x 5' 5" (1.95m x 1.65m)
<b>Garage</b>	16' 4" x 9' 2" (4.97m x 2.79m)



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“An Exclusive Address & Garden to Impress”



## “An Exclusive Address & Garden to Impress ”

Situated on the highly-desirable Gardiner Street this charming 1930's period property is sure to impress boasting a fantastic south-west facing garden, a garage, off road parking and the potential for further modernisation!

### Property Highlights

- Highly sought after residential location within walking distance of the town centre, local canal basin, amenities, local Schools, parks and train station.
- Entrance is gained through a traditional solid timber panelled door into a welcoming entrance hall boasting solid oak flooring, charming timber panelled internal doors, two under stairs storage cupboards and stairs rise to the first floor.
- Beautifully appointed living/dining room boasting traditional picture rails and a dual aspect flooding the room with an abundance of natural light.
- The dining area offers ample space for a dining table and chairs, and the living area boasts a stunning Jotul multi fuel burner with a stone hearth, and sliding patio doors offer a delightful view and access out to the garden.
- Fitted kitchen comprising quarry tiled flooring, shaker style eye and base level units, a roll top work surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, an electric cooker, and space for a washing machine and a dishwasher.
- An archway with two small steps lead down to a dining area with space for a dining table and chairs, additional cupboard and worktop space. There is also space for a fridge/freezer, a window overlooking the rear elevation and a side door leads out to the garden.
- Stairs rise to a naturally light galleried first floor landing with continued traditional panelled doors, a window to the side elevation, and a loft hatch to a partially boarded attic with a drop down ladder.
- Well-proportioned main bedroom to the front elevation boasting a bay window, picture rails, space for a king size bed and built in wardrobes offering excellent storage.
- Bedrooms two and three are positioned to the rear south west elevation offering stunning views overlooking the rear garden and countryside beyond.
- Family bathroom comprising newly fitted flooring, ceramic wall tiles, and a white three piece suite to include a panel enclosed bath with a Mira shower over, a pedestal wash hand basin and a low level WC.
- Detached garage providing excellent storage with power and light supply.



Gardiner Street,  
Market Harborough,  
LE16 9QN



### Outside

Positioned on an established road, the property is neatly set back with an attractive part rendered frontage, mature hedgerow, off road parking for three to four cars, access to the garage, a side gate to the rear garden and a covered porch to the front door.

The truly impressive south west facing rear garden is much larger than you'd expect and is a true sun trap. Directly adjoining the property is a tiered paved patio area with space for a garden table and chairs, a side gate to the front elevation and steps lead down to a generous lawn section stocking a variety of mature trees and plantings to include an ornamental cherry tree and a magnolia tree, offering a good degree of privacy. A wrought iron gate takes you through to an area perfect for those green fingered buyers, featuring a greenhouse, a timber shed with power supply, a vegetable patch, and to the bottom of the garden is an additional lawn, mature plantings, a composting area, a silver birch tree, a Bramley apple tree and a brook. (Please note the boundary is the centre line of the brook. The spinney beyond is owned by a neighbouring property).

