



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Park House, Park Drive, Market Harborough

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"A Prestigious Setting!"

Situated within the grounds of Park House dating back to the 1880's, this stunning two bedroom mews property boasts a prestigious setting, a wealth of charm, its own private garden and two off road parking spaces!

Sought after residential location benefitting from being nestled away from the road within walking distance of the town centre, the local amenities, canal basin and train station.

The property is of a leasehold tenure with 999 years commencing from 1986 with a combined ground rent and service charge in 2023 of £2135.35. The service charge will be paid on a monthly basis up until completion.

Entrance is gained through the wide timber front door with a fitted floor mat, space for coat storage and a timber and glass panelled front door provides access into the kitchen/dining room.

Beautifully appointed kitchen/dining room offering a wealth of charm and benefitting from being open plan with a dual aspect, ample space for a dining table and chairs and access to the generous utility cupboard.

The kitchen features red quarry tiled flooring, an array of shaker style eye and base level units with copper handles, a timber effect worktop, ceramic tiled splashbacks, a ceramic one and a half bowl sink, an integrated oven, a four ring electric hob with extractor hood over, an integrated wine cooler and space for a fridge/freezer. The fantastic utility cupboard boasts space for a washing machine and tumble dryer, excellent storage and a combi boiler fitted 2019.

Inner hallway with access to the generous under stairs storage cupboard with red quarry tiled flooring, and stairs rise to the first floor with a window to the side elevation.

Charming living room of a generous size with exposed timber floorboards, high ceilings and a stunning feature fireplace with a 'Morso Squirrel' multi fuel burner, a mahogany surround and a slate hearth. A generous sash window and a wide, full height rear door leads out to the garden, injecting an abundance of natural light.

Stunning split-level landing with an ornate balustrade and of an attractive size with ample space for a chair or dresser and access to the loft hatch.

Two good sized bedrooms, the second bedroom featuring a sky light window and fantastic storage space as the raked ceiling slopes down.

The impressive master bedroom benefits from a generous window, high ceilings, recessed shelving storage and a west facing aspect to the front elevation.

Luxury shower room recently updated in 2022 to a high standard with decorative tiled flooring, a chrome heated towel rail, a fitted storage cupboard and a three piece suite. The white three piece suite comprises a double-width, corner shower cubicle with tiled splash backs, a low level WC and a vanity enclosed wash hand basin.

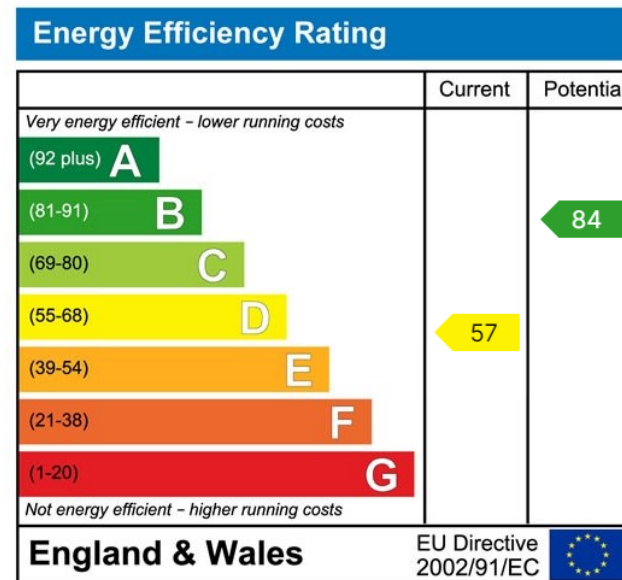
Situated within the grounds of Park House, the property benefits from being set away from the road within a small courtyard and offers off road parking for two cars.

The west facing garden offers the ideal retreat and is of a low maintenance design. There is a paved patio area ideal for seating and access to the timber store.





- Living Room - 4.72m x 4.14m (15'6" x 13'7")
- Kitchen/Dining Room - 3.99m x 3.38m (13'1" x 11'1")
- Main Bedroom - 4.14m x 2.95m (13'7" x 9'8")
- Bedroom Two - 3.96m x 2.34m (13'0" x 7'8")
- Bathroom - 2.62m x 1.55m (8'7" x 5'1")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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