

## Measurements

### Living/Dining Room

5.56m x 3.66m (18'3" x 12'0") max

### Kitchen

2.39m x 1.96m (7'10" x 6'5")

### WC

1.78m x 0.86m (5'10" x 2'10")

### Main Bedroom

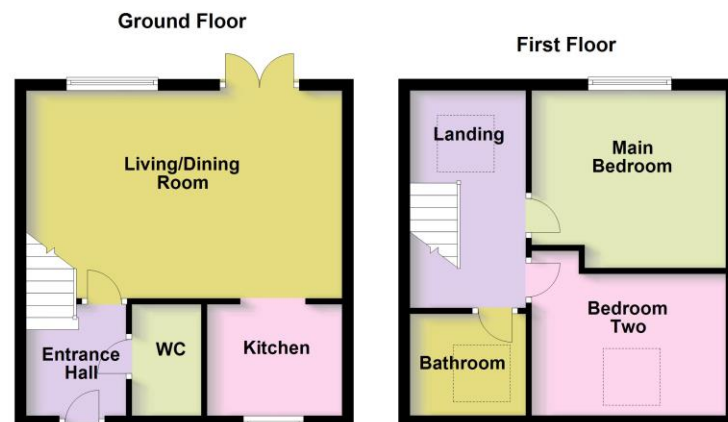
3.45m x 3.15m (11'4" x 10'4") max

### Bedroom Two

3.43m x 2.9m (11'3" x 9'6") max

### Bathroom

2.03m x 1.8m (6'8" x 5'11")



“A Hidden Gem!”



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## “A Hidden Gem”

Built in 2021 as a select one-off build of just six mews properties, this fantastic two bedroom property is a true hidden gem with its secluded, but town centre location and its immaculate interior.

### Property Highlights

Offered for sale with no chain, with fixture and fittings as good as new, after not having ever been occupied, the property offers a fantastic first time purchase, downsize or buy to let investment opportunity!

Nestled just behind the Market Harborough’s High Street, this property offers an excellent position within a stone’s throw of the town centre, local amenities and just short a walk of the train station and local supermarkets.

Entrance is gained through the composite front door into the hallway featuring timber effect flooring, access to the guest WC and stairs rise to the first floor.

L-shape, open plan kitchen/dining/living room boasting a generous entertaining space with a dual aspect and French doors lead out to the rear courtyard.

The modern kitchen situated to the front elevation benefits from tiled flooring and comprises a range of high gloss eye and base level units, a square edge worktop, metro tiled splashbacks and a stainless steel sink. There is also an integrated oven with a four ring gas hob and extractor hood over, a fridge/freezer and washing machine.

The living/dining room is neutrally decorated with timber effect flooring, a window, French doors out to the courtyard and ample space for both living and dining.

Guest WC with tiled flooring, a chrome heated towel rail and a two piece suite to include a low level WC and a vanity enclosed wash hand basin.

First floor landing featuring a Velux window injecting an abundance of natural light and offering a charming aspect.

Two double bedrooms, the main bedroom located to the rear with attractive vaulted ceilings and a larger than average window to the south-east facing aspect.

The second bedroom is also of a generous size with a Velux window flooding the room with light.

Family bathroom with attractive tiling, a chrome heated towel rail and a three piece suite to include a panel enclosed bath with shower over, a low level WC and a vanity enclosed wash hand basin.

### Outside

Situated just off School Lane in Market Harborough, the property is discreetly positioned whilst still offering a central town location. The neat paved frontage offers access to the attractive composite front door and there is an allocated parking space in the communal car parking area.

The rear courtyard features a paved patio area ideal for seating and a picket gate offering access to the shared access.

Con Pickering Yard,  
Market Harborough,  
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£265,000

