



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Caxton Street, Market Harborough

2 1 1



“A Plot and Interior to Impress!”

Occupying a substantial sized plot with a south facing garden and garage to the rear, this two bedroom period property is sure to impress, and boasts immaculately presented accommodation throughout.

Desirable residential location within walking distance of the town centre, train station, the local schools and other local amenities.

Entrance is gained into the open plan living/dining room benefitting from incredible natural light with the south facing aspect flooding through from the rear elevation.

Well-proportioned living/dining room featuring a bay window to the front elevation, newly fitted carpets and ample room for both living and dining.

The dining area benefits from a charming log burner with exposed brickwork and a timber beam. The living area features a generous window overlooking the garden, an opening through to the kitchen and a wide staircase rises to the first floor.

Modern kitchen with tiled flooring, access to the under stairs storage cupboard and side access to the garden. The kitchen comprises a range of eye and base level units, a roll top worktop with ceramic tiled splash backs, a stainless steel one and a half bowl sink with draining board and an integrated oven with a brand new four ring electric hob and brand new extractor hood over. There is also space for a dishwasher, fridge, and the under stairs storage cupboard benefits from plumbing for a washing machine

Stairs rise to a naturally light and newly decorated landing, with a window to the side elevation, traditional panelled doors and access to two well-presented bedrooms and a family bathroom.

The main bedroom boasts a generous size spanning the entire width of the property, with space for a double/king size bed, and a window overlooking the front elevation.

The second bedroom also features a double size, with a charming cast iron decorative fireplace, a loft hatch to a partially boarded attic, and a window overlooking the garden.

Family bathroom comprising a chrome heated towel rail, tiled flooring, LED ceiling spotlights, ceramic wall tiles, an airing cupboard housing the boiler and a white three piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low level WC.

Single garage situated to the rear elevation with a manual up and over door and space to fit a car next to the garage.





- Living/ Dining Room - 23' 5" x 11' 4" (7.13m x 3.45m)
- Kitchen - 12' 2" x 6' 5" (3.71m x 1.95m)
- Master Bedroom - 11' 6" x 10' 10" (3.50m x 3.30m)
- Bedroom Two - 11' 10" x 8' 5" (3.60m x 2.56m)
- Bathroom - 9' 8" x 6' 3" (2.94m x 1.90m)



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

