

**HENDERSON  
CONNELLAN**

ESTATE AGENTS

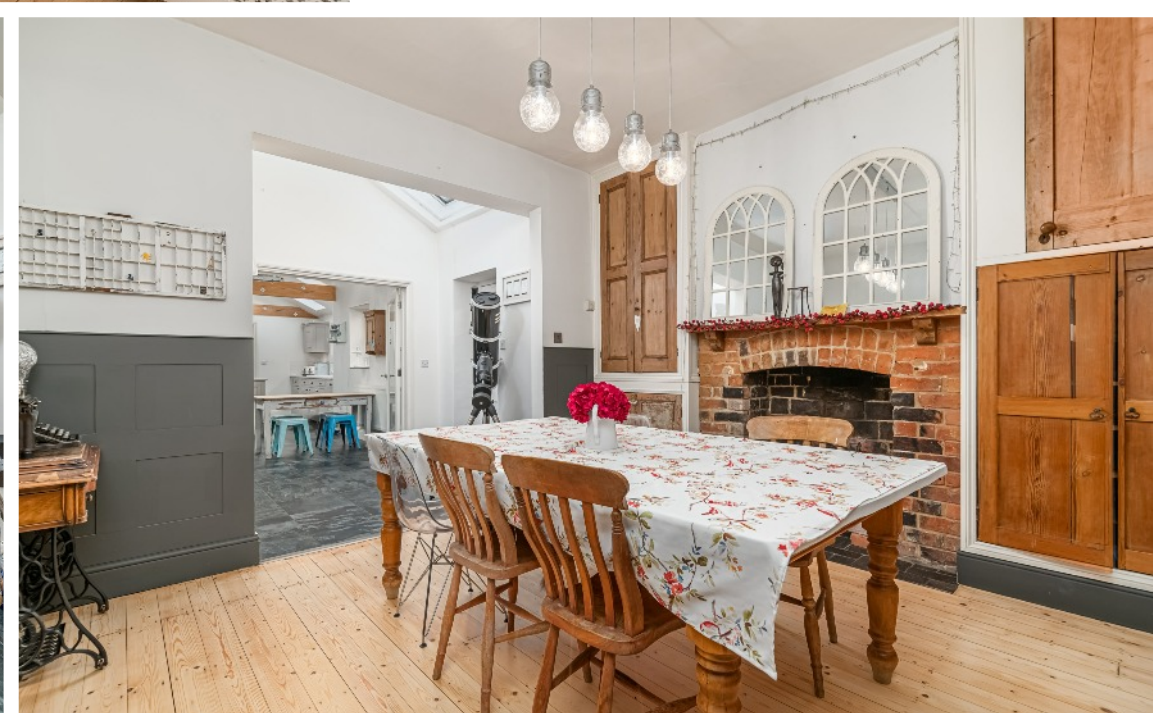


**“Prestigious Period  
Proportions”**



46 Northampton Road  
Market Harborough  
LE16 9HE

£675,000



# “Prestigious Period Proportions!”

Located on the prestigious Northampton Road, this charming four bedroom period property is sure to impress with its generous rear extension, deceiving dimensions, south-west facing garden and character features throughout, dating back to the late 1800's.





## Property Highlights

Finished to an exceptionally high standard, the property boasts a bespoke fitted, open plan kitchen/dining/family room with a contemporary touch, whilst still retaining a wealth of charm throughout with high ceilings, deep moulded coving, deep skirting boards, exposed brickwork and panelling.

Entrance is gained through the original timber and stain glass front door into the entrance hall offering a wealth of character with exposed timber floorboards, high ceilings, deep skirting boards and an ornate staircase with central carpet runner rises to the first floor. There is also access to the cellar offering additional storage.

Beautifully appointed living room situated to the front elevation with a generous bay window featuring wooden shutters and decorative panelling, exposed timber floorboard, a picture rail and deep moulded coving. The naturally light space benefits from a stunning open fireplace with a solid marble surround and decorative tiled hearth with 'Sharps' fitted storage and shelving recessed into the alcoves.

Immaculately presented dining room tastefully finished with dado height panelling and a gorgeous, exposed brick open fireplace with solid fitted cabinetry recessed either side. This fantastic space boasts ample room for a large table and chairs and there is a generous full height opening through to the vestibule connecting through to the kitchen.



## Property Highlights

Vestibule with vaulted skylight windows, tiled flooring, side access to the garden, access to the guest WC and double glass doors lead through to the kitchen/dining room. The guest WC benefits from continued tiled flooring and features a two piece suite to include a low level WC and a Belfast sink with tiled splashbacks.

Truly impressive kitchen/dining room, wonderfully extended to create a sociable entertaining room with four Velux windows and four feature windows injecting an abundance of natural light. The amazing space offers a wealth of charm with exposed beams, vaulted ceilings, LED spotlights and tiled flooring. The bespoke, solid oak kitchen comprises a range of eye and base level units, a Silestone worktop with upstand and tiled splashbacks, a 'Carron Phoenix' one and a half bowl ceramic sink and a free standing cooker (available by separate negotiation). There is also a host of integrated appliances to include a fridge, freezer and dishwasher. A central focal point to the room is the gorgeous island with additional storage, space for a dining table and the glass panelled pocket doors provide access through to the second reception room.

Extended second reception room/family room with solid oak flooring, vaulted ceilings, three Velux windows, exposed beams and a contemporary multi-fuel burner. The naturally light room enjoys the south-west facing view of the garden with a generous bay, sash windows and French doors lead out to the paved patio.

Stairs rise to the first floor landing providing access to two out of the four bedrooms, the main bathroom and further staircase leads to the second floor.



## Property Highlights

The main and second bedroom are located on the first floor, the second bedroom overlooking the rear garden with a feature fireplace and fitted wardrobes. The main bedroom is situated to the front elevation benefiting from a bay window, panelling, a picture rail, fitted cupboards and a feature fireplace.

Main bathroom with painted timber floorboards and a four piece suite to include a panel enclosed bath, a fully tiled and enclosed oversized shower, a pedestal wash hand basin and a low level WC.

Bedrooms three and four are situated on the second floor, both double in size with attractive raked ceilings and bedroom three boasting a feature fireplace.

Modern shower room with a charming arched window and comprising a corner shower enclosure with an electric Mira shower, a wall mounted wash hand basin and a low level WC.

Cellar with brick steps leading down from the entrance hall, benefiting from excellent storage, power and light.





## Outside

Situated on the prestigious Northampton Road within a stone's throw of the town centre and close walking distance to the train station, the property boasts a prime position. Set back from the road, the property is neatly enclosed by a brick pillar and iron railings with a gravelled driveway that flows towards the property providing off road parking for three cars. The driveway flows down the side of the property with a paved path that leads to the front door.

The south-west facing garden is of an extensive size being larger than you would expect with an array of sections. There is generous block paved patio perfect for seating and a main lawn extends to the rear boundary with well stocked planted borders, shrubbery and trees. The garden wraps around to an L shape with a generous timber shed and an additional patio area perfect for entertaining.

# Measurements

## Living Room

4.39m x 4.22m (14'5" x 13'10") into bay

## Dining Room

3.81m x 3.78m (12'6" x 12'5") max

## WC

1.7m x 0.86m (5'7" x 2'10")

## Kitchen/Dining Room

7.21m x 3.84m (23'8" x 12'7") max

## Second Reception Room/Family Room

7.57m x 3.84m (24'10" x 12'7") max

## Cellar

4.42m x 4.24m (14'6" x 13'11") into bay

## Main Bedroom

4.42m x 3.84m (14'6" x 12'7") into bay

## Bedroom Two

3.81m x 3.78m (12'6" x 12'5")

## Bathroom

3.07m x 2.72m (10'1" x 8'11") max

## Bedroom Three

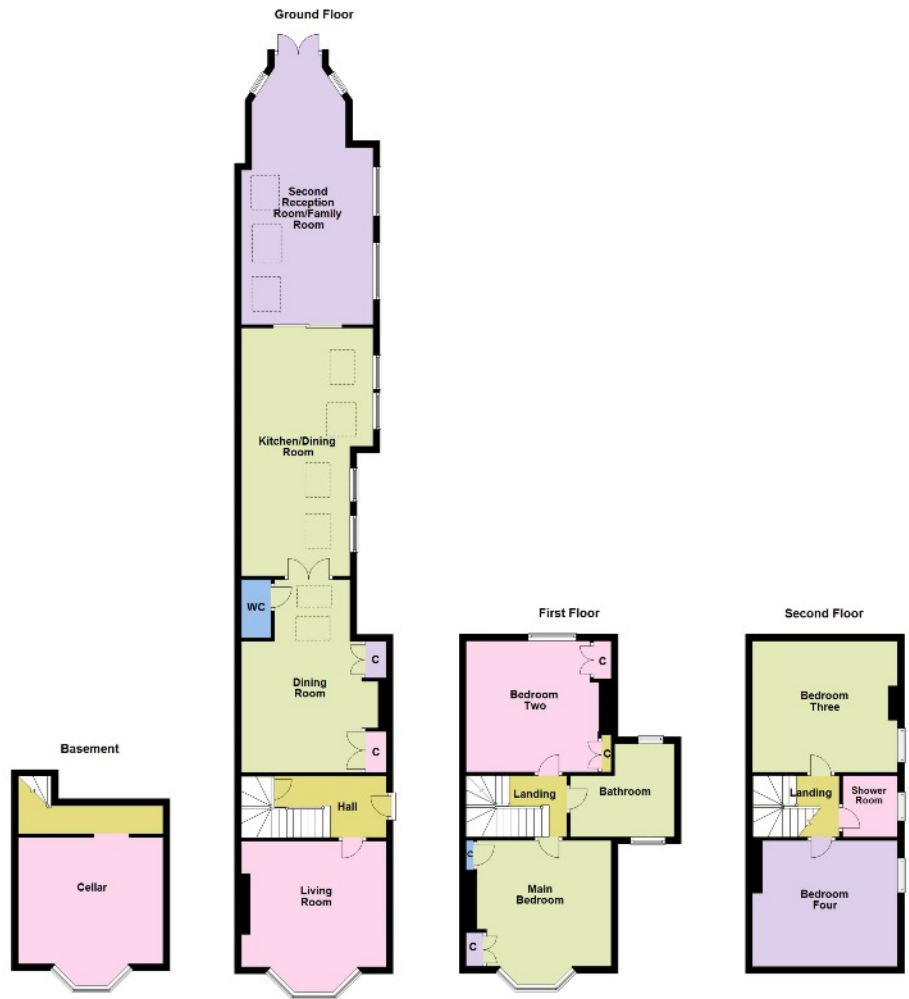
4.22m x 3.73m (13'10" x 12'3")

## Bedroom Four

4.22m x 3.68m (13'10" x 12'1")

## Shower Room

1.78m x 1.7m (5'10" x 5'7")



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

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

## CONNECT with Henderson Connellan - SMART

<b>Selling Our Way</b> 	<b>Featured Properties</b> 	<b>Property for sale</b> 	<b>Property for rent</b> 
<b>Meet the team</b> 	<b>Village &amp; country</b> 	<b>Talking homes</b> 	<b>Contact us</b> 



**Property Search**

Sales  Rentals

Bedrooms

Price