



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Morley Street, Market Harborough

3 1 1



"Period Potential!"

Occupying a sought after corner plot, this 1930s three bedroom period property with attic room, boasts fantastic potential for further modernisation or extension (subject to obtaining relevant consents).

Highly desirable residential location within walking distance of the town centre, local amenities, the canal basin and schools.

Entrance is gained through the uPVC door with two side light windows into the entrance hall which opens through into the Living Room offering an open plan and welcoming feel. The entrance hall features slate tiled flooring, access to the useful under stairs storage cupboard and stairs rise to the first floor.

Well-proportioned living room boasting a gas feature fireplace, a bay window to the front elevation injecting an abundance of natural light, and double doors lead through to the dining room.

Open plan kitchen/dining room overlooking the rear garden with a feature window, rear door leading out to the paved patio and ample space for a dining table and chairs.

The kitchen comprises a range of eye and base level units, a roll top work surface, tiled splash backs, a stainless steel sink, an integrated oven and a four ring gas hob with extractor hood over and space for a fridge/freezer, dishwasher and washing machine.

The open plan dining area boasts laminate flooring and a flexible layout.

First floor landing with a window to the side elevation access to all rooms and stairs rise to the attic room.

Three good sized bedrooms two of which benefit from being double in size, with the main bedroom boasting a generous window injecting an abundance of natural light.

Main bathroom featuring tiled walls and a three piece suite to include a panel enclosed bath with an electric Triton shower over, a low level WC and a pedestal wash hand basin.

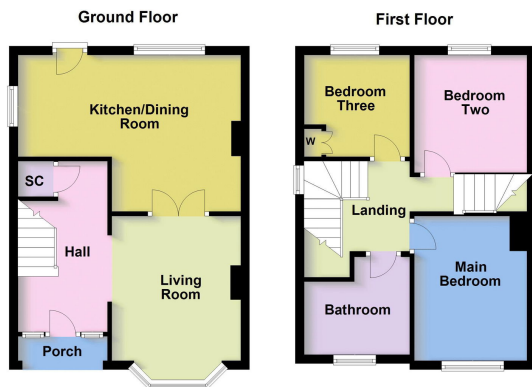
The attic room offers an additional bedroom space for the current owners with a sky light window and fantastic fitted storage. In order to fully convert this into a listed fourth bedroom, relevant consents would need to be obtained to meet modern and current building regulations

The attractive white rendered property is set on an established road with a neat frontage and paved path leading to the front door.

The fantastic corner plot offers a south east facing rear garden which is beautifully established featuring a main lawn section and a host of well-stocked planted borders. There is a wealth of mature and established plantings and shrubbery and a paved patio area wraps around to the side of the property offering an ideal seating area.

To the rear of the property is a timber constructed shed offering ideal storage and a driveway providing off road parking for one car.





- Living Room 10' 10" x 9' 8" (3.30m x 2.94m)
- Kitchen/Dining Room 16' 9" x 11' 9" (5.10m x 3.58m) max
- Main Bedroom 10' 11" x 10' 5" (3.32m x 3.17m)
- Bedroom Two 8' 10" x 8' 6" (2.69m x 2.59m)
- Bedroom Three 7' 11" x 7' 10" (2.41m x 2.39m)
- Bathroom 7' 5" x 5' 10" (2.26m x 1.78m) max



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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.

