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ESTATE AGENTS



**“Period Perfection”**



**Nithsdale Crescent  
Market Harborough  
£535,000**



# “Period Perfection”

Situated in a popular and established residential location just a short walk from the town centre, this stunning semi-detached 1920’s period residence has been impressively extended and boasts a beautiful interior, an open plan kitchen/dining/family room, four bedrooms, a host of period features and a spacious rear garden!





## Property Highlights

- Entrance through the composite and glazed front door leading into a light and airy porch with decorative tiled flooring, space for coat and shoe storage and a door leads through to the Entrance Hall.
- Inviting Entrance Hall with engineered oak flooring, an under stair storage cupboard and stairs flow up to the First Floor Landing with a side light window.
- Beautifully appointed Living Room in excellent decorative order boasting continued engineered flooring, plantation style shutters to the bay window, a picture rail and a ceiling rail adding to the 1920's character, and a stunning log burner fitted in 2021.
- Playroom with carpeted flooring, a window to the side elevation and a cupboard housing the Vaillant boiler. The room offers the potential to be utilised as a Music Room or Study for those working from home.
- Stunning open plan Kitchen/Dining Room, finished to a high standard in 2015 featuring engineered oak flooring, a beautiful lantern window injecting natural light, a sash window, and timber bi-folds opening out to the rear creating a fantastic entertaining space.



## Property Highlights

- The Kitchen comprises a host of eye and base level shaker style fitted units, a combination of quartz and solid oak work surfaces, a Belfast sink, a Neff electric double oven with a four ring induction hob, an integrated dishwasher and integrated fridge/freezer.
- Separate Utility Room featuring decorative tiled flooring, eye and base level navy fitted units, roll top work surfaces, a stainless steel sink and space for a washing machine and fridge/freezer.
- Guest WC comprising continued decorative tiled flooring, metro tiled walls, a chrome heated towel rail and a white two piece suite to include a low level away and a vanity enclosed wash hand basin.
- First Floor Landing with access to the boarded Attic via a hatch with a drop down ladder.
- Beautifully finished and extended Main Bedroom boasting a stunning vaulted ceilings with two Velux windows creating a natural light and tranquil space. The room features attractive laminate flooring, a view over the garden, ample space for a super king-sized bed and an En Suite Shower Room. The En Suite comprises slate decorative tiled flooring, a chrome heated towel rail and a three piece suite to include a low level WC, a vanity enclosed wash hand basin and a walk-in shower with a matching decorative tiled splash back.



## Property Highlights

- Three further bedrooms, one of which is double in size and benefits from a spacious fitted wardrobe.
- Family Bathroom comprising attractive tiled flooring and walls, a chrome heated towel rail and a white three piece suite to include a low level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.
- Separate and purpose built home studio located at the bottom of the garden benefitting from being insulated with slate grey doors and windows and a small shed area located at the front. The Studio is currently used as a home gym with laminate flooring and offers the potential to be used as a home office as there is a wifi connection to the space.





## Outside

The property features a neat and attractive 1920's frontage with a gravelled driveway providing off road parking for two cars with an electric car charging point located on the front wall. Secure timber gates lead through to the rear garden. The spacious rear garden has been perfectly landscaped to feature a generous stone patio leading from the rear doors offering the perfect space to entertain, a large Astroturf lawn area with a beautiful mature tree located to the right hand side and a further patio to the rear. A purpose-built home studio is located at the bottom of the garden, currently used as a home gym but offering the potential to be utilised as a home office.



## Measurements

<b>Kitchen/Dining Family Room</b>	26' 5" x 20' 0" (8.05m x 6.09m) max	<b>WC</b>	4' 10" x 2' 8" (1.47m x 0.81m)	<b>Bedroom Three</b>	9' 6" x 8' 10" (2.89m x 2.69m)
<b>Living Room</b>	12' 4" x 8' 1" (3.76m x 2.46m)	<b>Bedroom One</b>	16' 0" x 14' 3" (4.87m x 4.34m) max	<b>Bedroom Four</b>	10' 0" x 9' 7" (3.05m x 2.92m)
<b>Playroom/Study</b>	10' 1" x 7' 8" (3.07m x 2.34m)	<b>En Suite</b>	6' 10" x 4' 6" (2.08m x 1.37m)	<b>Bathroom</b>	6' 9" x 5' 5" (2.06m x 1.65m)
<b>Utility Room</b>	7' 8" x 4' 6" (2.34m x 1.37m)	<b>Bedroom Two</b>	11' 8" x 9' 7" (3.55m x 2.92m)		



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

Sales (01858) 410400

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

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