



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nithsdale Crescent, Market Harborough

4 2 2



"Period Charm in a Desirable Location!"

Boasting an impressive rear extension creating an open plan kitchen/dining/family room and additional ground floor bedroom, this three/four bedroom period property is sure to impress with a wealth of character and set in a desirable location.

Situated in Nithsdale Crescent, the property is conveniently located just a short walk from the town centre, local shops, Little Bowden and Welland Park Academy and the train station, offering excellent commuter links into London.

Welcoming entrance hall with LED spotlights, ample space for coats and shoes storage and stairs rise to the first floor.

Bay fronted living room situated to the front elevation with a generous bay, a feature fireplace with multi-fuel burner and a dado rail offering a wealth of charm.

Impressive kitchen/dining/family room of a generous size with LED spotlights, ample space for a dining table and chairs and a stunning extended family room with high vaulted ceilings. The kitchen comprises karndean flooring, a host of shaker style eye and base units, a roll top worksurface, ceramic tiled splashbacks, a ceramic bowl sink with draining board and a free standing cooker. There is also space for a fridge and washing machine. The open plan dining area features an open fire and built in storage recessed into the alcoves.

Extended family room offering a flexible family space with high vaulted ceilings, exposed timber beams, two velux windows and French doors lead out to the rear garden.

Four bedrooms, three of which are located on the first floor, with two benefitting from period fireplaces and the second bedroom positioned on the ground floor with an en suite facility.

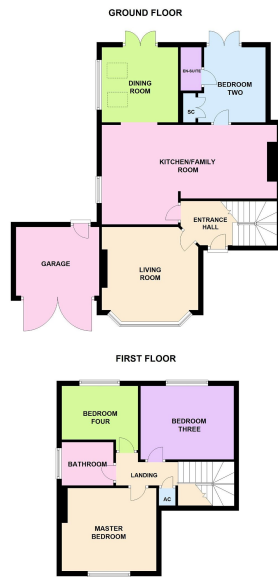
Second bedroom situated on the ground floor offering the perfect guest suite or boasting an ideal option for multi generational living with an en suite shower room and high vaulted ceilings. This fantastic space also benefits from the potential to be used as a home office or to be used to run a client based business from (subject to obtaining relevant consents). The en suite features full height tiling and a three piece suite to include a corner shower enclosure, a low level WC and a wash hand basin.

Family bathroom with floor to ceiling ceramic tiling, a chrome heated towel rail and a four piece suite to include a panel enclosed bath, a corner shower enclosure with electric shower, a low level WC and a pedestal wash hand basin.

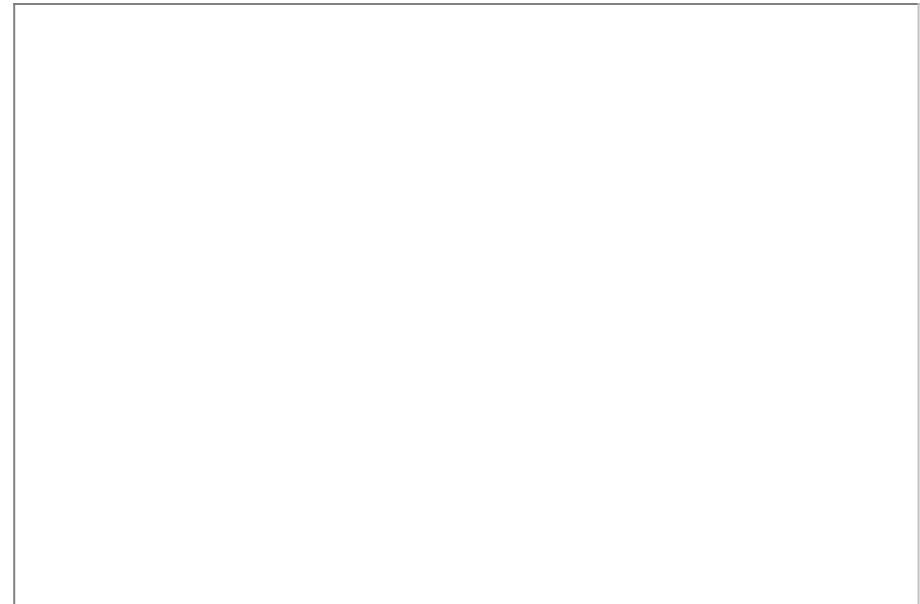
Nestled down a desirable cul de sac, this attractive period property is neatly enclosed by a hedgerow and a gravelled driveway provides off road parking for two cars. A paved path leads to the front door and there is access to the remaining section of the garage via the timber double doors.

The rear garden is well screened with a host established shrubbery and mature trees to the rear boundary offering a good degree of privacy. There is a main lawn and a professionally landscaped patio area, perfect for entertaining. To the side elevation is a generously sized timber shed ideal for storage or to convert into a home gym and side access to the shorter garage with rear pedestrian door access.





- Living Room - 3.86m x 3.33m (12'8" x 10'11")
- Kitchen/Family Room - 6.98m x 3.99m (22'11" x 13'1")
- Dining Room - 3m x 3m (9'10" x 9'10")
- Main Bedroom - 3.84m x 3.38m (12'7" x 11'1")
- En Suite - 1.73m x 0.84m (5'8" x 2'9")
- Bedroom Two - 3m x 2.82m (9'10" x 9'3")
- Bedroom Three - 3.73m x 2.95m (12'3" x 9'8")
- Bedroom Four - 3.1m x 2.57m (10'2" x 8'5")
- Bathroom - 2.06m x 1.73m (6'9" x 5'8")



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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.

