



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Highfield Street, Market Harborough

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'Park Views & Proportions to Impress'

Perfectly positioned within a stone's throw of the neighbouring park and walking distance to the town centre, this three-bedroom period property is sure to impress, offering a fantastic renovation opportunity with its generous proportions throughout and a single garage!

Offered for sale with no upward chain!

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

Welcoming entrance hall boasting high ceilings with a door into the dining room and stairs rising to the first floor.

Well-proportioned dining room offering ample space for a large dining table and chairs, with a window overlooking the garden, a large under stairs storage cupboard, sliding double doors into the living room and access to the kitchen.

Beautifully appointed living room featuring a bay window to the front elevation, with a south facing aspect, flooding the room with an abundance of natural light with a chimney breast and wall mounted gas fire.

The kitchen comprises laminate effect flooring, eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer taps and draining board, ceramic wall tiles, a cooker and space for a washing machine and a fridge freezer. A side door provides access to the garden, and two steps lead up to the ground floor bathroom and WC.

Ground floor bathroom with continued timber effect flooring, floor to ceiling wall tiles, and a three-piece suite to include a tile enclosed bath, a shower cubicle, and a pedestal wash hand basin. A sliding door provides access to the separate WC with continued timber effect, floor to ceiling wall tiles and the boiler.

Stairs rise to the galleried first floor landing with a loft hatch and a generous storage cupboard.

The main bedroom is much larger than you'd expect and boasts two windows overlooking the front south facing elevation, and ample space for a super king-sized bed and wardrobes.

Bedrooms two and three offer delightful views overlooking the rear garden and neighbouring park. Bedroom two benefits from bedroom being double in size with fitted wardrobes, and bedroom three is a large single room with providing a dual aspect and an airing cupboard.

Single garage accessed via East Street, with a manual up and over door with two windows and a side door into the garden.

Set back and elevated from the road the property offers a neat frontage, with a courtyard enclosed by a charming low level red brick wall, a wrought iron gate, and steps rise to the front door. There is also a passageway to the left side of the property providing access to the rear garden.

The rear garden has been designed with low maintenance in mind and features two seating areas and flower beds stocking a variety of mature plantings. A side gate provides access to the front elevation, and a paved pathway leads through the centre of the garden with access to the garage and rear gate to Logan Street Park and further access to the garage.





- Living Room - 4.62m x 3.33m (15'2" x 10'11") into bay
- Dining Room - 4.14m x 3.4m (13'7" x 11'2")
- Kitchen - 3.56m x 2.26m (11'8" x 7'5")
- Bathroom - 2.24m x 1.68m (7'4" x 5'6") WC - 2.24m x 0.89m (7'4" x 2'11")
- Main Bedroom - 5.03m x 4.17m (16'6" x 13'8")
- Bedroom Two - 4.14m x 3.28m (13'7" x 10'9")
- Bedroom Three - 5.54m x 2.26m (18'2" x 7'5") max
- Garage - 5.54m x 2.57m (18'2" x 8'5")



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

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.

