



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Logan Street, Market Harborough

3 1 2



'Perfect Period Potential'

Positioned within a sought after location, this three-bedroom period property offers the perfect opportunity to renovate and modernise throughout, boasting generous proportions and a south-west facing garden!

Conveniently situated within walking distance of the neighbouring park, the town centre, local schools and amenities and the Grand Union Canal basin.

Entrance is gained into the well-proportioned living room boasting a bay window to the front elevation, solid timber flooring, a fireplace and a part glazed door into the dining room.

Dining room benefiting from continued solid timber flooring, ample space for a large dining table and chairs, a fireplace, an under-stairs storage cupboard and stairs rise to the first floor.

The kitchen comprises tiled effect flooring, a host of eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, a cooker, and space for additional under counter kitchen appliances.

An inner hallway provides access to a storage cupboard, the ground floor bathroom, and a side door to the rear garden.

Ground floor bathroom featuring timber flooring, floor to ceiling wall tiles and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Stairs off the dining room rise to a first-floor landing with access to a loft hatch and three bedrooms.

The main bedroom boasts a generous size spanning the entire width of the property featuring a window to the front elevation, space for a large bed and a storage cupboard.

Two further bedrooms both overlooking the southwest facing garden, with bedroom two being double in size featuring built in storage.

Set back from the road the property features a courtyard style frontage, enclosed by a charming low level red brick wall and a wrought iron gate with a pathway to the front door.

The rear garden boasts a desirable southwest facing aspect, a generous lawn, planted borders, and a hardstanding patio area. There is also a side gate providing access to the front elevation, and a paved pathway leads down to the bottom of the garden with space for a shed.





- Living Room - 3.96m x 3.43m (13'0" x 11'3")max
- Dining Room - 4.52m x 3.4m (14'10" x 11'2")max
- Kitchen - 3.63m x 1.93m (11'11" x 6'4")
- Bathroom - 1.96m x 1.78m (6'5" x 5'10")
- Main Bedroom - 3.89m x 3.48m (12'9" x 11'5")
- Bedroom Two - 3.63m x 2.92m (11'11" x 9'7")max
- Bedroom Three - 3.66m x 1.93m (12'0" x 6'4")



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.

