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ESTATE AGENTS



“Grand Design”



70 Coventry Road,
Market Harborough,
LE16 9BZ



“Grand Designs!”

Situated on the tree lined Coventry Road, within a stone’s throw of the town centre, this truly impressive, five bedroom period property offers a unique blend of contemporary design and original characterful features. Featuring stylish urban architecture, this remarkable residence offers a stunning two storey extension with a burnt Larchwood exterior, a host of high quality fixtures and fittings, extensive proportions and off road parking for two cars!





Property Highlights

After undergoing extensive renovation including a full re-wire, new central heating with underfloor heating, a new roof and an update to the majority of windows, this five bedroom period property has been fully modernised throughout. In addition to these renovations and updates, the property offers a host of high specification fixtures and fittings to include a porcelain fitted kitchen, polished concrete flooring with underfloor heating, aluminium framed windows and Crittall style doors, and high quality bathroom and en suite fixtures.

Located on the tree lined Coventry Road, with handsome Victorian houses, the property ticks all the boxes being within walking distance of the town centre, Welland Park Academy and the train station with fantastic commuter links into London in under one hour.

Entrance is gained through the original timber and glass panelled front door into the truly impressive entrance hall. The inviting hallway offers a wealth of charm with its decorative, original Minton tiled flooring, wall panelling to dado height, feature archway, traditional style radiators and stripped internal doors. An ornate staircase rises to the first floor with detailed panelling and access to the useful under stairs storage cupboard.

To the left of the long entrance hall is the bright and charming living room boasting a host of characterful features to include high ceilings with deep set moulded coving, a ceiling rose, deep skirting boards, panelling and a bay window injecting an abundance of natural light. There is also a stunning feature fireplace with a solid marble surround with recessed cabinetry and shelving either side. A generous opening provides access through to a further reception area offering an ideal dining room with ample space for a large dining table and chairs, with a panelled wall, a traditional style radiator and a glass panelled door leads out to a tranquil garden section.



Property Highlights

Guest WC, with continued original Minton tiled flooring and tastefully finished with a brass heated towel rail and a two piece suite to include a low level WC and a wash hand basin with tiled splashback.

Contemporary study room offering a flexible layout with the potential to also be used as a second reception room with a log burner and bay window to the side elevation. This fantastic space has been finished to an exceptionally high standard with its aluminium framed Crittall style, glass panelled door and feature wall, and is currently used as a home office with a beautiful, fitted stone desk.

Stunning, kitchen/dining/family room boasting a generous rear extension with polished concrete flooring featuring under floor heating, full height glass, aluminium coated sliding doors out to the rear garden, a full height wide window overlooking the courtyard area and an oversized roof lantern flooding the space with natural light. This extensive open plan space was tastefully extended in 2022 with a burnt larch wood exterior cladding, a host of spotlights, creating an excellent social entertaining space with ample space for a dining table and sofa area. The craftsmanship, architectural design and space has been finished with an extremely high attention to detail.

The high specification, contemporary 'Schuler' kitchen comprises a range of porcelain eye and base level units with under counter lighting, a porcelain worktop with splashback and an inset oversized sink. There are a host of high specification, Siemens integrated appliances to include a 'wifi' oven, microwave and warming draw, a full height fridge, freezer and dishwasher. There is also a generous central island with an array of additional storage, drawers and a four ring 'Bora' hob with central extractor.



Property Highlights

Stairs rise to a galleried first floor landing providing access to three out of the five bedrooms, a utility room and a further staircase rises to the second floor. The landing features traditional panelling, LED ceiling spot lights, a cast iron radiator, and loft hatch.

The stunning main bedroom has been beautifully designed to create a luxury principle suite, boasting its own balcony terrace, a kitchenette, and an impressive ensuite shower room. The extended room also features impressive high raked ceilings, LED ceiling spotlights, a loft space and ample windows providing views overlooking the rear garden. The kitchenette is designed with a high quality quartz counter top, a single bowl sink with a mixer tap, storage space and a mini fridge.

Brand new ensuite fitted May 2024, boasting attractive tiled flooring, beautiful ceramic wall tiles, a charming exposed red brick wall, LED ceiling spotlights, an LED mirror and two traditional towel rails. A stunning three piece suite incorporates an oversized shower cubicle with a rainwater shower head and additional shower wand, a WC and a bespoke vanity unit with a quartz work-surface and matching upstand and two wash hand basins with mixer taps.

The second bedroom is located to the front elevation with a bay window, two traditional style radiators and a charming feature fireplace.

Superb family bathroom featuring ceramic wood effect tiled flooring, a charming bay window, ceramic wall tiles, LED ceiling spot lights, a Dasani storage cupboard, a heated towel rail and a four piece suite. The luxury four piece suite includes a stunning 'Lusso' resin stone bath with a mixer tap and shower wand, an oversized shower cubicle with a rainwater shower head and additional shower wand, a Dansani vanity unit with built in lighting and a wash hand basin, and a low level WC.

Naturally light second floor landing benefitting from a velux window, access to two further bedrooms and a loft hatch to a partially boarded attic with a drop down ladder.

Bedrooms four and five both boast a generous double size and feature charming part raked ceilings, LED ceiling spot lights, beautifully restored double glazed sash windows, velux windows and traditional cast iron radiators.





Outside

This handsome and expertly extended five bedroom Victorian house is on Coventry Road, an established and prestigious residential location within a stones throw of the town centre. The attractive residence sits back from the road with a charming period frontage and evidence of a grand extension to the rear and side elevation offering a truly exception blend of old and new. The neat frontage features a gravelled driveway providing off road parking for two cars and to the side elevation is an Anderson 22KWatt electric charging point (available by separate negotiation). A block paved path leads to the original timber front door complemented with a brick porch area and there is side access to the rear garden.

The rear garden has been professionally landscaped and well screened with a host of mature trees and shrubbery offering a good degree of privacy and the ideal retreat, with the benefit of still being within a stone's throw of the town centre. The seating area is finished with black granite paving and neatly retained by a charming red brick wall and black granite steps rise to the main lawn section. There is a raised main lawn surrounded with well stocked planted borders and established shrubbery to include bamboo and a silver birch. A further paved seating area is nestled to the rear of the garden and there is access to a shed, ideal for garden storage. Situated to the side of the rear extension is an Astro turf golf putting path, ideal for those who enjoy golf or perfect for family fun. Neatly hidden is an additional tranquil garden section laid with pebbles and stones, a central pond, timber batten fencing for privacy and access to the timber shed.

Measurements

Living Room -

3.96m x 3.94m (13'0" x 12'11")

Dining Area -

3.94m x 3.51m (12'11" x 11'6")

Study -

4.47m x 2.18m (14'8" x 7'2")

Kitchen/Dining/Family Room -

8.74m x 6.22m (28'8" x 20'5")

Main Bedroom -

7.92m x 6.17m (26'0" x 20'3")

En Suite -

3.58m x 2.39m (11'9" x 7'10")

Bedroom Two -

5.31m x 4.14m (17'5" x 13'7") max

Bedroom Three -

3.91m x 3.48m (12'10" x 11'5")

Bathroom -

3.3m x 3.12m (10'10" x 10'3") max

Utility -

2.46m x 2.08m (8'1" x 6'10") max

Bedroom Four -

5.36m x 4.06m (17'7" x 13'4")

Bedroom Five -

3.94m x 3.48m (12'11" x 11'5")



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