



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Victoria Avenue, Market Harborough

3 1 2



'A 1930's Delight in a Prime Location!'

Situated on the desirable, tree-lined Victoria Avenue, an established and prestigious residential location within walking distance of the town centre, this charming semi-detached 1930's residence has been beautifully maintained by the current owners, whilst retaining its period charm, and boasts a delightful rear garden and a fantastic garden room/home office!

The property also benefits from a brand-new roof replaced in March 2024, a new bathroom, exterior woodwork paintwork, internal redecoration, new carpeting throughout and offered for sale with NO UPWARD CHAIN!

Entrance is gained through a charming stain-glassed solid timber door into a welcoming entrance hall boasting original parquet flooring and original timber panelled doors, a generous under stairs storage cupboard housing a modern Worcester boiler serviced yearly and stairs rise to the first floor.

Beautifully appointed living room with a fantastic bay window flooding the room with an abundance of natural light, traditional picture rails and a stunning open fireplace with a tiled surround and hearth.

Fantastic dining room offering a delightful outlook of the rear garden, featuring original timber flooring, a picture rail, a beautiful original open fireplace and space for a large dining table and chairs.

Modern kitchen boasting quarry tiled flooring, an array of high gloss eye and base level units, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, a single oven, four ring gas hob, space for a dishwasher and a step leads down to the utility area.

The utility area comprises continued quarry tiled flooring, a roll top work-surface, high gloss base units, an integrated fridge (can be removed if required) and space for a washing machine, windows overlooking the garden and a brand new side door providing access to the garden.

Stairs rise to a naturally light first floor landing with continued traditional panelled doors and a window to the side elevation.

Impressive main bedroom positioned to the front elevation boasting a bay window, a charming period fireplace and a picture rail.

Bedrooms two and three are positioned to the rear elevation providing a delightful outlook of the rear garden and feature charming picture rails. Bedroom two also benefits from a double size, a period fireplace and a freestanding wardrobe, and bedroom three offers a fantastic single room, or study.

Brand new modern bathroom comprising a chrome heated towel rail, LED ceiling spotlights, attractive wall tiles, a vanity unit providing excellent storage and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a stylish wash hand basin and a low-level WC. There is also a loft hatch to a partially boarded attic.

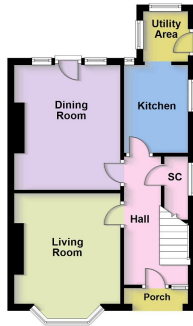
The attractive residence sits back from the road with a charming period, part-rendered frontage, with a gravelled area, well-established plantings, and a period archway provides access to the porch and front door. To the side of the property is a double timber gate, 6'5 feet in width, providing access to a further gravelled area and to the rear garden with the potential to be used as a small driveway with those looking to store bikes or a small classic car.

The delightful rear garden has been beautifully designed, featuring a raised decked area off the dining room, offering a perfect space to sit and enjoy a morning coffee, a well-kept lawn, planted borders, a timber shed, a gravelled area and a garden room/home office and store.

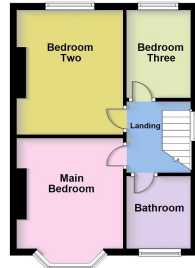
To the side of the property is the gravelled area with access to the front elevation through timber double gates, and a door to the utility area.



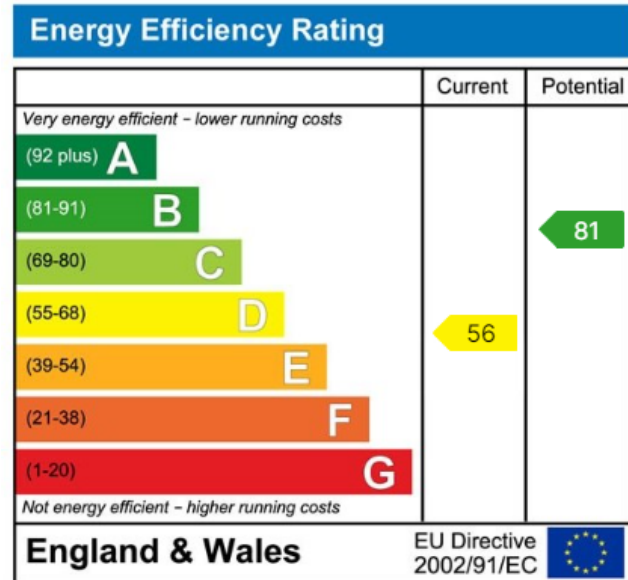
Ground Floor



First Floor



- Living Room - 3.35m x 3.23m (11'0" x 10'7")
- Dining Room - 3.78m x 3.23m (12'5" x 10'7")
- Kitchen - 2.59m x 1.93m (8'6" x 6'4")
- Utility Area - 1.75m x 1.65m (5'9" x 5'5")
- Main Bedroom - 3.35m x 3.23m (11'0" x 10'7")
- Bedroom Two - 3.78m x 3.23m (12'5" x 10'7")
- Bedroom Three - 2.57m x 1.88m (8'5" x 6'2")
- Garden Room / Home Office - 3.76m x 2.77m (12'4" x 9'1")
- Store - 2.29m x 1.4m (7'6" x 4'7")



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.

