



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Bath Street, Market Harborough

2 1 2



“A Period Delight!”

Situated in an established residential location within walking distance to the town centre, this handsome Victorian property boasts generous proportions throughout, two double bedrooms, a spacious kitchen/breakfast room, and a wealth of period charm!

Conveniently located within walking distance to the town centre, local schools, Little Bowden recreation ground, the leisure centre, and the train station with links to London St Pancras within an hour.

The property boasts original pine timber doors, period fireplaces, high ceilings, timber banisters and an extended kitchen/breakfast room.

Entrance through the uPVC front door leading into the inviting entrance hall with engineered oak flooring and stairs flowing up to the first-floor landing.

Beautifully appointed and open plan living/dining room boasting a large bay window to the front elevation flooding the room with natural light, engineered oak flooring, ample space for a large dining table and chairs, and a beautiful period fireplace with decorative tiles and a timber surround adds a focal point to the room.

Spacious kitchen/breakfast room comprising high quality LVT herringbone flooring, a host of eye and base level fitted units, solid timber work surfaces, a white ceramic sink with drainage board, an integrated electric cooker with a four-ring electric hob, space for a washing machine and freestanding fridge/freezer, a door out to the side and French doors opening out to the rear garden.

First floor landing with a solid pine spindled banister and access to a useful storage cupboard.

Spacious main bedroom with double windows to the front elevation injecting natural light, a fitted storage cupboard and high ceilings creating a sense of space.

Double sized second bedroom with a window overlooking the rear garden.

Stylish bathroom comprising attractive LVT flooring, timber panelling to dado height, a low-level WC, a pedestal wash hand basin, a corner shower enclosure with a Mira Jump electric shower over, and a beautiful free standing roll-top bath with a central tap and a handheld shower wand.

The property boasts a neat and attractive frontage, typical of the late Victorian terraced design in Market Harborough. A beautiful Minton-style bath has been put in by the current owner to tie in with the lovely period feel to the property and this flows up to the front door. The rear garden features a stone patio leading from the side door flowing around to the French doors, with steps leading down to the garden area. A block paved path meanders through the grass area with mature shrubbery and trees on both sides to a stone patio area at the rear, perfectly positioned to capture the best of the days sun. A timber shed at the rear provides additional storage and a timber gate leads out to the front of the property.

Living/Dining Room - 7.11m x 3.53m (23'4" x 11'7") max and excluding bay

Kitchen/Breakfast Room - 6.81m x 2.41m (22'4" x 7'11") max

Main Bedroom - 4.37m x 3m (14'4" x 9'10")

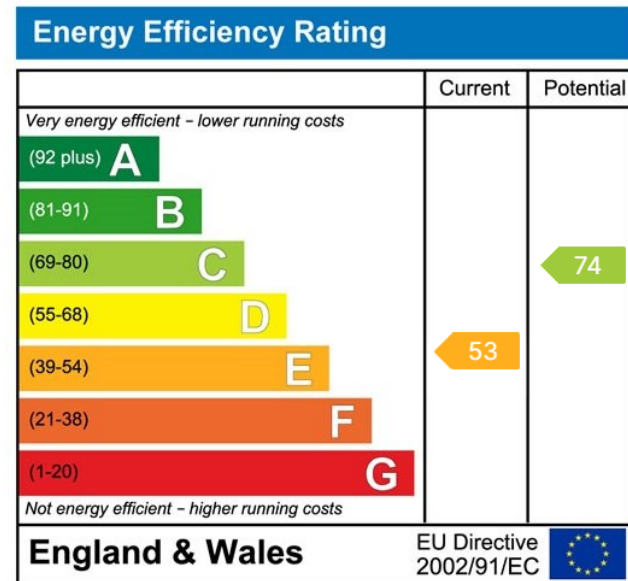
Bedroom Two - 3.96m x 5.87m (13'0" x 19'3")

Bathroom - 3.58m x 2.44m (11'9" x 8'0") max





- Spacious Period Property
- Two Double Bedrooms
- Period Features
- Walking Distance to Town Centre



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.

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

