



“An Address and Proportions to Impress”



24 Victoria Avenue
Market Harborough
LE16 7BQ



“An Address & Proportions To Impress”

Perfectly positioned within the highly sought-after Victoria Avenue, within walking distance to the town centre, this detached four-to-five-bedroom home is sure to impress, boasting generous proportions throughout, a delightful extensive rear garden and a fantastic home studio with an en-suite!





Property Highlights

Popular and well-established residential location within walking distance of the town centre, local canal basin, the train station and other local amenities. The property also offers convenient access to the A6 and A14.

Entrance is gained through a contemporary composite front door, into a welcoming entrance hall boasting solid oak flooring, a stunning roof lantern injecting natural light, a storage cupboard, access to a utility room and a ground floor shower room, and stairs rise to the first floor.

Beautifully appointed living room featuring solid oak flooring, a neutral decor, a modern electric fireplace, sliding doors into the garden/dining room and French patio doors lead out to the garden. Naturally light garden/dining room, boasting continued solid oak flooring, ample windows offering a delightful view of the garden, space for a large dining table and chairs, and sliding patio doors lead out to the garden.

Modern breakfast kitchen boasting tiled flooring, LED ceiling spotlights, a window to the front elevation, space for a small table and chairs, and French patio doors lead out to the rear garden. The kitchen comprises a host of eye and base level units, a square edge work-surface with a matching up-stand, a stainless-steel sink with a mixer tap, a single oven, a four ring induction hob, an integrated dishwasher and freezer and space for a tall fridge.



Property Highlights

The utility room comprises ample storage space with fitted cupboards and space for a washing machine and a tumble dryer. Ground floor shower room featuring patterned tiled flooring, LED ceiling spotlights and a white three-piece suite to include a deep double width walk-in shower, a wash hand basin with a vanity unit beneath, and a low-level WC.

Stairs rise to a first-floor landing boasting engineered oak flooring, continued oak veneered panelled doors, two windows, and a loft hatch.

Four well-proportioned bedrooms, three of which are double in size and all benefit from engineered oak flooring.

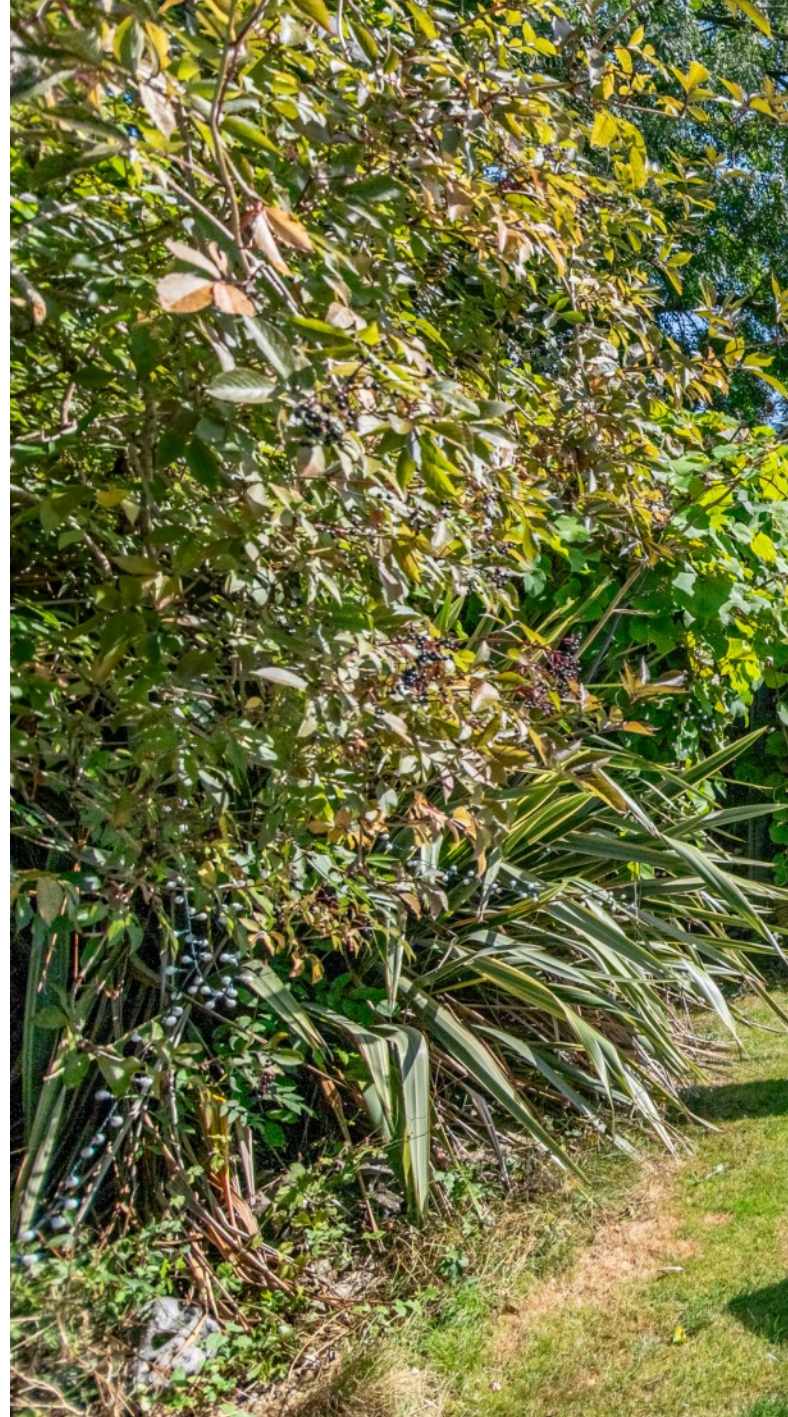
The main bedroom boasts a generous size, featuring a dual aspect offering a delightful outlook to the rear garden, space for a king size bed, and a walk-in wardrobe with the potential to be converted into an ensuite shower room.

Modern shower room comprising attractive floor tiles and wall boards, a chrome heated towel rail, LED ceiling spotlights, a storage cupboard and a white three piece suite to include an oversized shower cubicle, a low level WC and a beautiful stone style sink with a mixer tap and vanity unit beneath.



Property Highlights

Fantastic garage conversion creating a home studio /potential fifth bedroom situated to the front of the property, currently used as an Airbnb, offering a variety of uses with the potential to be a study, gym, home business (subject to relevant consent) or a fifth bedroom. The room features laminate flooring, a roof lantern and window to the front elevation, and an ensuite shower room comprising attractive floor and wall tiles, a double width shower cubicle, a wash hand basin with a vanity unit





Outside

Situated on the desirable, tree-lined Victoria Avenue, the property is neatly set back from the road the property boasting an attractive frontage, with off road parking for up to three cars, access to the annexe and a side entrance to rear garden.

The truly impressive rear garden boasts a generous size, offering a variety of sections to enjoy throughout the whole day. Directly adjoining the property is a generous decked area off the kitchen, living and garden room, ideal for outdoor entertaining with a timber pergola and electrics for a hot tub. There is also access to the brick store housing the boiler, and a covered passageway to the front elevation. The remainder of the garden is mainly laid to lawn, divided into two by a charming archway with a host of well stocked planted borders stocking a variety of mature plantings and two sheds. To the back of the garden is an additional green area with the potential to clear and install a home office/studio (subject to relevant consent).

Measurements

Living Room
5.49m x 3.66m (18'0" x 12'0")

Dining/Garden Room
3.66m x 2.95m (12'0" x 9'8")

Kitchen
3.86m x 3.53m (12'8" x 11'7") max

Utility
2.34m x 1.4m (7'8" x 4'7")

Studio En Suite
2.34m x 1.37m (7'8" x 4'6")

Studio/Bedroom Five
5.49m x 2.31m (18'0" x 7'7")

Ground Floor Shower Room
2.49m x 1.8m (8'2" x 5'11") max

Boiler Room - 1.5m x 1.32m
(4'11" x 4'4")

Main Bedroom
6.55m x 3.68m (21'6" x 12'1") max

Dressing Room/Potential En Suite
1.96m x 1.47m (6'5" x 4'10")

Bedroom Two
3.63m x 2.87m (11'11" x 9'5") max

Bedroom Three
3.81m x 2.67m (12'6" x 8'9") max

Bedroom Four
2.69m x 2.44m (8'10" x 8'0")

Shower Room
2.64m x 2.13m (8'8" x 7'0") max



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