



**“A Character Piece”**



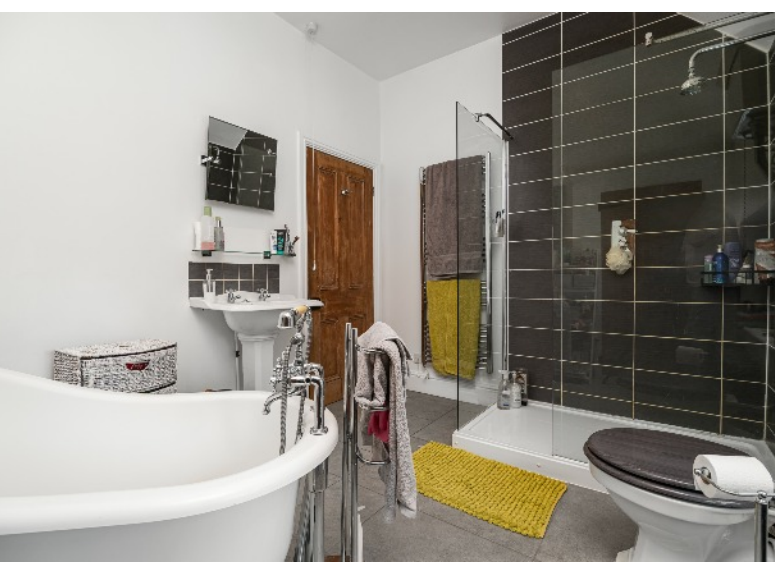
26 Leicester Road  
Market Harborough  
LE16 7AX



## “A Character Piece”

Dating back to 1876 this charming Victorian property was formerly two cottages, converted into one to form this fantastic five-bedroom home, boasting generous proportions throughout, off road parking and a double garage!





## Property Highlights

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, the local primary and secondary schools, and the train station offers links to London St Pancras within an hour and the property provides easy driving links to the A6 and A14.

The property offers a wealth of period fixtures and fittings to include traditional panelled doors, coving, original fireplaces and high ceilings! Welcoming formal entrance/dining hall boasting a dual aspect with uPVC sash windows, engineered oak flooring with traditional Minton tiled flooring by the front door, deep skirting boards, a gas fired log burner with a timber surround and stone hearth, space for a dining table and chairs and stairs rise to the first floor.

Well-presented kitchen/breakfast room boasting a dual aspect with uPVC sash windows, attractive tiled flooring, LED ceiling spotlights, space for a small table and chairs.

The kitchen comprises a host of shaker style eye and base level units, a granite work-surface with a matching up-stand, a ceramic Belfast style one and a half bowl sink with a mixer tap and draining board, a Rangemaster cooker with a five-ring gas hob (available under separate negotiation) set within a charming inglenook, an integrated microwave, space for a large fridge freezer and a dishwasher. A fantastic central island offers additional storage space, with a granite work-surface and breakfast bar with space for four stools.

Attractive snug/additional reception room with uPVC windows overlooking the garden, a traditional cast iron fireplace with a stone surround and hearth, a generous storage cupboard and a door into the study.



## Property Highlights

Beautifully appointed living room featuring uPVC sash windows to the front south-west facing elevation, deep coving, built-in storage cupboards and a charming brick fireplace with a Stovax log burner.

The study offers a perfect space for those working from home with French patio doors leading out to the garden.

A hallway off the kitchen features tiled flooring, a utility room, access to the guest WC and a stable style door into garden.

The utility room comprises LED spotlights, shelving, a granite work-surface and space for a washing machine.

Guest WC with tiled flooring, a glazed sash window, ceramic tiled splashbacks, a wall hung wash hand basin and a low-level WC.

First floor split level landing with stairs flowing up to the second floor. Four out of the five bedrooms are positioned to the first floor, all well-proportioned and benefitting from being double in size.

The charming main bedroom feature's part raked ceilings, a traditional cast iron fireplace, a built-in cupboard and an ensuite shower room. The ensuite shower room comprises LED ceiling spotlights, tiled flooring and a white three-piece suite to include a tile enclosed shower cubicle, a Heritage pedestal wash hand basin and a low-level WC.

Bedroom two also boasts part-raked ceilings and a fitted cupboard, a dual aspect with windows to the front and side elevation and a period cast iron fireplace. Bedroom three features a window to the side elevation, and bedroom four benefits from a fitted storage cupboard and an outlook over the rear garden.



## Property Highlights

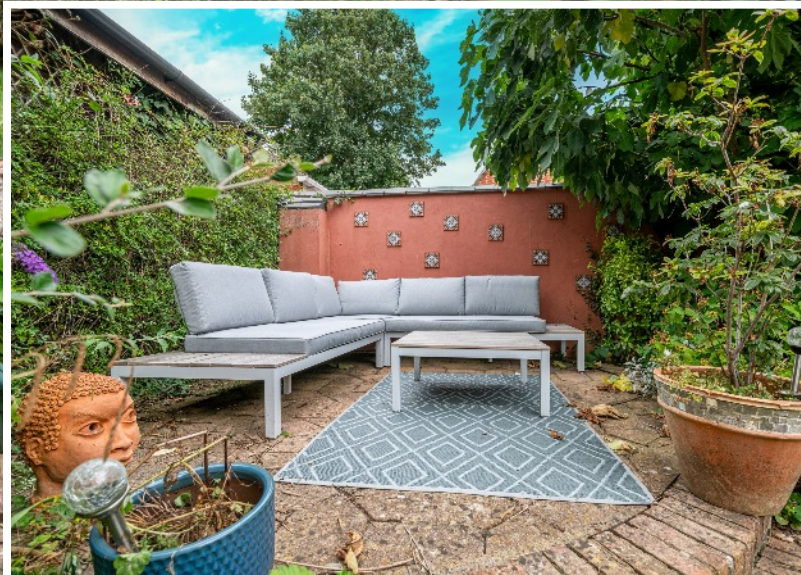
Impressive family bathroom boasting tiled flooring, LED ceiling spotlights, a traditional style radiator, ceramic wall tiles, a chrome heated towel rail, a cast iron fireplace, an airing cupboard and a high quality four-piece suite. The suite incorporated a double-width walk-in shower, a luxury roll top bath, a pedestal wash hand basin and a traditional high level WC.

Stairs rise to the second floor with a charming uPVC sash window overlooking the rear garden, and access to bedroom five and an additional bathroom.

The fifth bedroom is double in size, with beamed part-raked ceilings, ample eaves storage space, LED ceiling spotlights and a uPVC sash window positioned to the rear elevation.

The bathroom comprises park-raked beamed ceilings with a velux window injecting natural light, tiled flooring, a traditional style radiator, ceramic wall tiles, a rolltop bath with a traditional-style shower attachment, a Heritage pedestal wash hand basin and a low-level WC.





## Outside

Positioned on an establish road, neatly set back and enclosed by a half-height fence and double timber gate, the property boasts a charming Victorian frontage with well-established hedgerow, a gravelled driveway providing off road parking for three to four cars and access to a double garage. There is also a woodshed, a paved pathway to the front door and a side gate to the garden.

Detached double garage, one with an electric up and over door, and the other being manual up and over. The garage is split into two, and both benefit from power and light.

The charming part walled garden has been beautifully designed, featuring a variety of sections to enjoy throughout the day. Directly adjoining the property is a block paved patio area with space for a garden table and chairs, and a block paved pathway sweeps to the remainder of the garden with a well-manicured lawn sitting central to the garden, with a host of mature plantings, and to the top of the garden is a charming water feature (not in use) and an additional seating area. There is also a covered area with LED spotlights with an additional log store and secure timber gate to the parking area and garage.

## Measurements

**Entrance/Dining Hall**  
4.98m x 3.63m (16'4" x 11'11")

**Living Room**  
4.93m x 3.68m (16'2" x 12'1")

**Snug/Playroom**  
4.01m x 3.51m (13'2" x 11'6")

**Kitchen**  
6.32m x 4.7m (20'9" x 15'5") max

**Utility**  
1.45m x 1.42m (4'9" x 4'8")

**WC**  
1.45m x 1.02m (4'9" x 3'4")

**Study/Garden Room**  
3.12m x 2.01m (10'3" x 6'7")

**Main Bedroom**  
4.06m x 3.68m (13'4" x 12'1")

**En Suite**  
3.63m x 0.79m (11'11" x 2'7")

**Bedroom Two**  
3.61m x 3.3m (11'10" x 10'10")  
max

**Bedroom Three**  
3.51m x 2.62m (11'6" x 8'7")

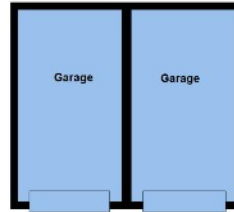
**Bedroom Four**  
3.2m x 2.62m (10'6" x 8'7") max

**Bathroom**  
3.28m x 2.54m (10'9" x 8'4")

**Bedroom Five**  
4.9m x 2.79m (16'1" x 9'2") max

**Second Floor Bathroom**  
2.31m x 1.7m (7'7" x 5'7")

**Double Garage**  
6.15m x 5.44m (20'2" x 17'10")



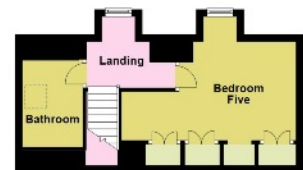
Ground Floor



First Floor



Second Floor

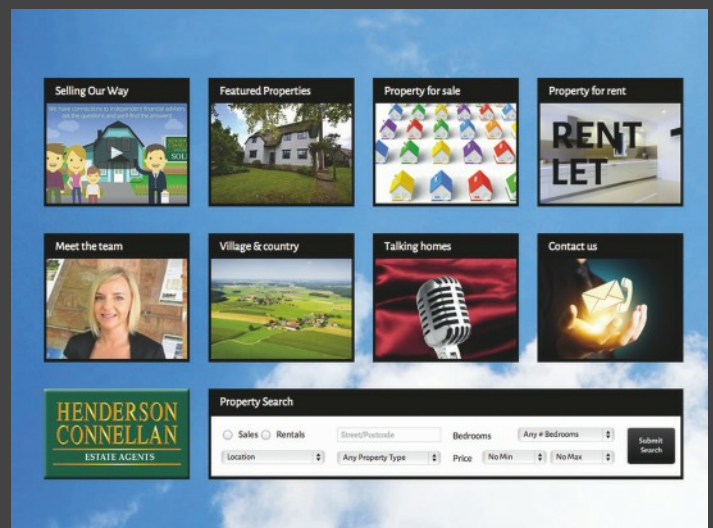


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