



“Urban Retreat”



29a Roman Way  
Market Harborough  
LE16 7PQ



## “Urban Retreat”

After undergoing extensive renovation in 2023, this superb, three bedroom detached property offers the perfect urban retreat with its close proximity into Market Harborough’s town centre and the train station, whilst boasting a refreshing, contemporary interior and a converted garage offering the perfect Airbnb, annexe potential or snug/home office!





## Property Highlights

Occupying a corner plot in the heart of Market Harborough with off road parking, this perfectly positioned property is one not to be missed, within walking distance of the town centre' amenities, local supermarkets, train station and schools.

All windows benefit from fully adjustable blinds and bedroom's one and two also feature blackout blinds.

Entrance is gained to the property from through a substantial entrance hallway/garden room featuring a stone flagged floor, door to the garden courtyard and the main entrance door to the inner hall.

The beautiful inner hall benefits from an Karndean herringbone style floor, oak internal doors, a host of fitted cabinets, a window with a fitted blind and a skylight window flooding the hallway with natural light. A wooden painted staircase with a contemporary wool blend carpet runner, rises to the first floor landing with excellent pull out under stairs storage and a glass panelled pocket door provides access into the kitchen directly ahead.

The downstairs WC has been thoughtfully appointed, with a vintage feel, comprising of a unique sink unit with Crosswater brass tap mounted to an original GPlan mid-century drawer unit, close coupled RAK WC, continued Karndean flooring, tiled feature wall and heated towel rail.

Laundry room/cupboard housing the washing machine and tumble dryer (appliances not included), wall mounted Worcester central heating boiler



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The 2023 Wren modern shaker style kitchen offers an impeccable finish with quartz work surfaces, inset ceramic Belfast style sink with brass Crosswater tap (with rinse function), large Neff induction hob with extractor over, beautiful contemporary tiles splashbacks, AEG oven, AEG combination oven/microwave, AEG tall inset fridge freezer, ample dining area, tall wall mounted radiator, a base board heater and sliding pocket door to the inner hallway.

The well-presented living/dining room boasts the continued Karndean herringbone flooring with inset contemporary gas fireplace, windows to front, rear and side elevations with fitted blinds and a glazed window section to the kitchen.

Naturally light first floor landing featuring two skylight windows in addition to the ceiling spot lights and oak internal doors. There is also a loft ladder providing access into the attic, benefiting from a raised floor providing excellent storage.

Main bedroom benefitting from being double in size, offering a wealth of storage with three fitted wardrobes, a large feature window with fitted blackout blinds and air conditioning.

The double sized third bedroom offers air conditioning, a fitted, blackout window blind and a contemporary slatted timber feature wall panel.

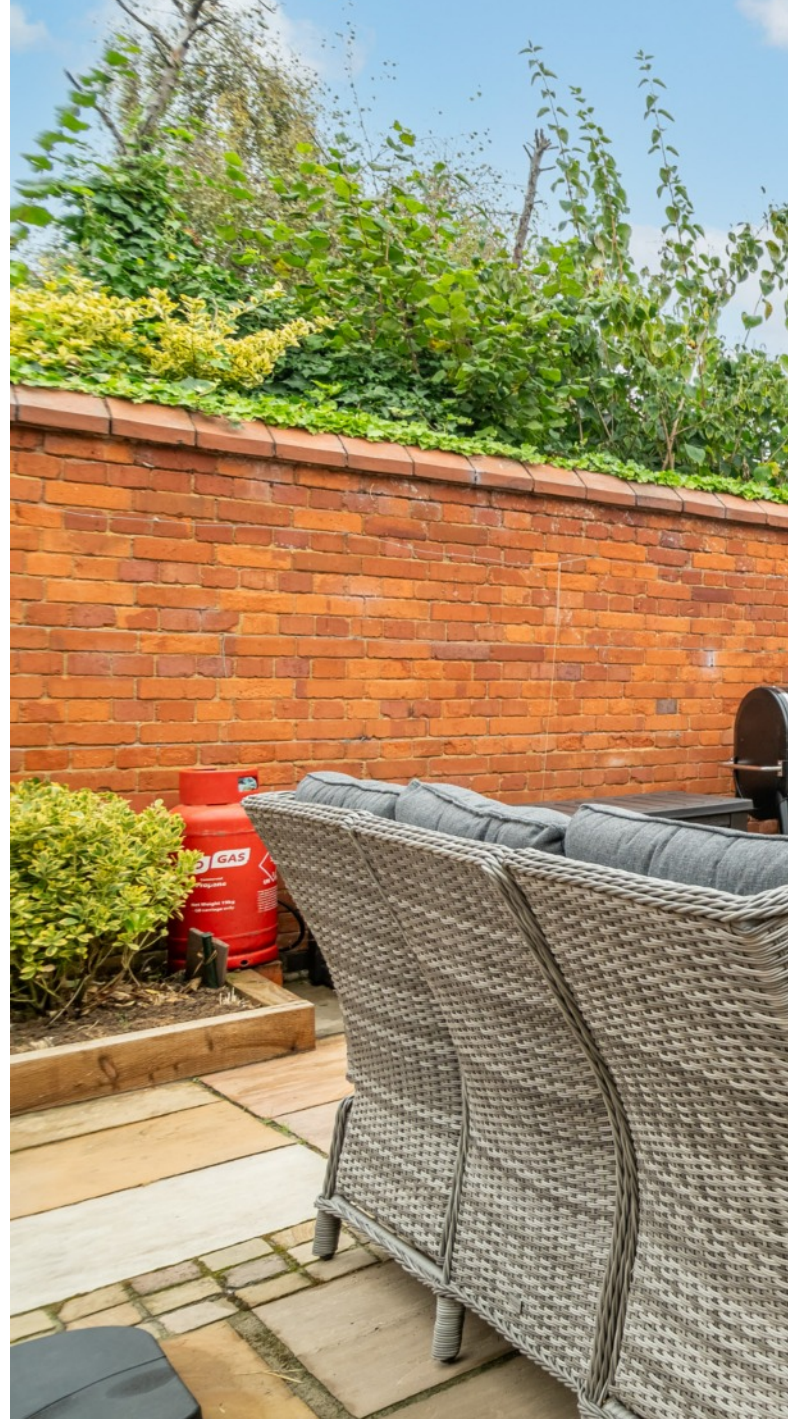
The double sized second bedroom benefits from a fitted double wardrobe and fitted window blinds.



## Property Highlights

Stunning family shower room continuing to offer a vintage twist with an original mid-century "Nathan" double cabinet with hairpin legs and inset wash hand basin and Crosswater brass tap, brass framed shower enclosure with modern tiles and brass shower fittings, low level WC, heated towel rail, fitted laundry cupboard, large eves storage cupboard/room and a large skylight window.

Fully converted potential annexe room situated in the former garage, fully plastered floor to ceiling with LED spotlights, exposed brick features, bi folding doors and a stunning ceramic tile floor with underfloor heating. This fantastic space currently benefits from a kitchenette with eye and base level units, a sink and space for a fridge/freezer. There is also space for a sofa-bed and a wet room is sectioned off in the rear corner with an electric shower, low level WC and wash hand basin. This amazing space would offer the perfect opportunity for Airbnb, multi-generational living or a home office/snug with Wi-Fi and a TV link. There is also a small section to the front of the garage with the remaining garage door proving access and offering an excellent storage area.





## Outside

Situated within a stone's throw of Market Harborough's thriving town centre, this beautifully extended and tastefully renovated property boasts a prime location! The property is set on a desirable corner plot and neatly enclosed by a low-level fence with brick pillared posts and a well-manicured hedgerow. The neat frontage features a block paved driveway and gravelled section, providing off road parking for two to three cars and there is side gated access to the garden. A paved path leads from Roman Way to the front door with a secure intercom system into the covered porch.

The rear garden has been professionally landscaped with low maintenance and entertaining in mind. The expertly designed garden is mainly laid with Indian sandstone and features a central, raised brick 'Vevor' gas fire. There is a charming retaining red brick wall offering a good degree of privacy, outdoor lighting, electric points and a timber enclosed planted border. A generous timber constructed shed offers excellent storage with power and there is access to the converted garage from the garden through the bi-folding doors.



## Measurements

Summer Room / Entrance Hall  
4.27m x 1.98m (14'0" x 6'6")

Living / Dining Room  
8.48m x 3.61m (27'10" x 11'10")

Kitchen / Breakfast Room  
4.7m x 2.82m (15'5" x 9'3")

WC  
2.01m x 1.04m (6'7" x 3'5")

Main Bedroom  
4.24m x 3.07m (13'11" x 10'1")

Bedroom Two  
3.73m x 2.84m (12'3" x 9'4")

Bedroom Three  
3.45m x 2.36m (11'4" x 7'9")

Bathroom  
2.95m x 1.85m (9'8" x 6'1")



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