



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Highcross Street, Market Harborough

3 1 2



“Period Charm!”

Situated in a popular and established residential location, this impressive semi-detached 1930’s residence boasts generous proportions, three bedrooms, off road parking and a spacious rear garden!

Conveniently located within walking distance to the town centre, local schools, shops, supermarkets and the train station with links to London St Pancras within an hour.

Entrance through the uPVC front door leading into the porch area with a door through to the entrance hall.

Spacious entrance hall with solid timber flooring, stairs flowing up to the first-floor landing and access to the under-stair storage cupboard.

Kitchen comprising LVT flooring, eye and base level shaker style fitted units, a pantry cupboard, roll top work surfaces, a stainless steel one and a half bowl sink, a Bosch integrated electric cooker, a four ring Bosch gas hob, an integrated dishwasher and space for a freestanding fridge/freezer.

Separate utility room with quarry tiled flooring, space for a washing machine and tumble dryer, a door out to the rear garden and access to the guest WC.

Spacious living room with a bay window to the front elevation injecting natural light, a log burner set in an exposed brick chimney and double doors through to the dining room.

Dining room comprising carpeted flooring, a feature electric fireplace and a door through to the conservatory.

First floor landing with access to the attic via a hatch.

Three bedrooms, two of which are double in size with the main bedroom boasting elevated views over the town and bedroom two with a sizeable, fitted wardrobe. The third bedroom is a small single and more suitable to be utilised as an office.

Modern shower room comprising vinyl tiled flooring, a low-level WC, vanity enclosed wash hand basin and a double width shower enclosure with a brass shower head and granite effect shower boarding.

The property boasts a neat frontage comprising a hard standing driveway providing off road parking for two cars and gated side access to the rear garden. The rear garden is of a good size and features mature trees and high-level hedgerows providing an excellent degree of privacy. A paved patio area flows from the rear doors offering the ideal space to sit and entertain with friends. A lawn area takes up the majority of the garden with a path flowing down the right-hand side. A raised brick floor bed provides mature plantings, and a timber shed to the rear offers additional storage.





- Living Room - 3.35m x 3.25m (11'0" x 10'8")
- Dining Room - 3.35m x 2.95m (11'0" x 9'8")
- Kitchen - 3.38m x 2.84m (11'1" x 9'4")
- Conservatory - 3.18m x 2.06m (10'5" x 6'9")
- Utility - 2.49m x 2.03m (8'2" x 6'8")
- WC - 1.12m x 1.04m (3'8" x 3'5")
- Main Bedroom - 3.05m x 2.87m (10'0" x 9'5")
- Bedroom Two - 3.15m x 2.9m (10'4" x 9'6")
- Bedroom Three - 1.4m x 2.31m (4'7" x 7'7")
- Bathroom - 2.26m x 2.24m (7'5" x 7'4")



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.

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