



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Highfield Street, Market Harborough

2 1 2





### "An Artist's Touch!"

With a beautifully hand-painted interior, a wealth of charming features throughout and off road parking to the rear, this elegant two bedroom period property offers the perfect example of a period property with an artist's touch!

Sought after, established, residential location situated within walking distance of the town centre, neighbouring green and local amenities, the property offers convenience on its doorstep. Entrance is gained through the timber front door leading into the inviting living room finished to a beautiful standard with its hand-painted walls. The flooring is the original exposed timber floorboards, with an original fireplace with a Minton tiled hearth and a useful storage cupboard fitted into the chimney recess.

Open plan kitchen/dining room with high quality laminate flooring, a gas fire, access to the under-stair storage cupboard, stairs flowing up to the first floor landing and ample space for an eight seater dining table and chairs.

The kitchen comprises eye and base level shaker style fitted units, additional scaffold board shelving, square edged work surfaces, a white ceramic sink with drainage board, an integrated fridge/freezer, an integrated electric oven with a four ring gas hob, and space for a washing machine.

Attractive first floor landing with recently installed loft ladder and loft boarding with stair carpet runner and original panelled internal doors leading to the bedrooms and bathroom.

This beautifully appointed main bedroom features amazing hand painted patterned wallpaper with recessed shelving and a feature window to the front elevation.

The second bedroom is of a double size and used by the current owner as an art studio. The large window looks out onto the rear garden/parking area with a full height over stairs storage cupboard and exposed original floorboards.

The "handmade" nature of this wonderful home continues into the bathroom with its hand painted walls, green toned ceiling and a traditional white three piece bathroom suite with a modern chrome shower over the bath, contemporary ceramic tiled flooring and a fitted airing cupboard housing the combination central heating boiler and fitted shelving.

The property features a neat and low maintenance frontage comprising a gravelled forecourt enclosed by a low-level railing and a an iron gate.

Leading from the rear doors is a blue bricked path flowing up to the raised decking area offering the ideal space to sit out and entertain with friends and family. To the rear of the garden is a timber shed, ideal for storage and a timber gate leads out to the off road parking for one car.

**Living Room** - 3.33m x 3.3m (10'11" x 10'10")

**Dining Room** - 4.22m x 3.28m (13'10" x 10'9")

**Kitchen** - 3.3m x 1.78m (10'10" x 5'10")

**Main Bedroom** - 3.33m x 3.3m (10'11" x 10'10")

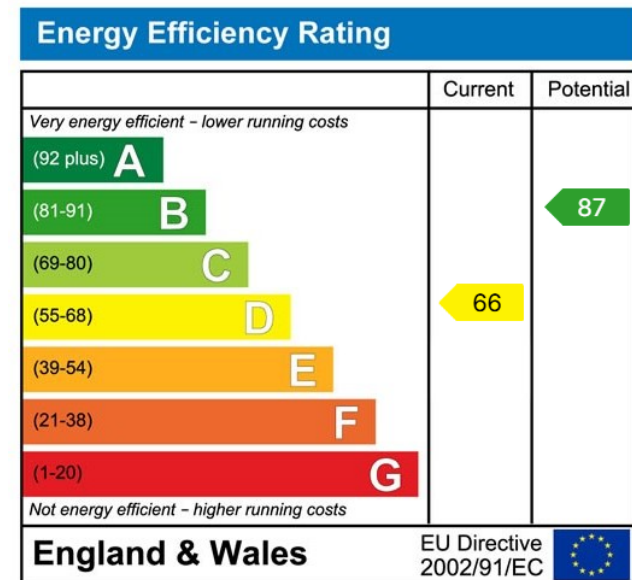
**Bedroom Two** - 4.22m x 2.39m (13'10" x 7'10")

**Bathroom** - 3.33m x 1.8m (10'11" x 5'11")





- Off Road Parking To The Rear
- Beautifully Decorated Interior
- Walking Distance of The Town Centre
- Open Plan Kitchen/Dining Room



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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