



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Wartnaby Street, Market Harborough

3 1 2



“Period Perfection!”

Situated on an established and sought-after street within walking distance to the town, this stunning semi-detached property has been lovingly restored to its period glory and boasts an outstanding finish throughout, three bedrooms, a ground floor study and a beautiful rear garden!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, local schools, parks and the train station with links to London St Pancras within an hour.

Entrance through the timber front door leading into the welcoming entrance hall with a stunning Minton tiled floor, a period archway and a staircase flows up to the first-floor landing with a stair runner and antique brass stair rods.

Spacious and open plan living/dining room with carpeted flooring to the living area, stunning original floorboards to the dining area and a beautiful bay window with plantation style shutters flooding the room with natural light. The living room also benefits from an original open fire with a tiled surround.

Impressive kitchen comprising herringbone tiled flooring, a host of eye and base level fitted units, square edged work surfaces with decorative tiled splash back, space for an American style fridge freezer, an integrated AEG double oven, an AEG induction hob with a down draft extractor fan, an integrated AEG dishwasher and a door through to the utility room.

Separate utility room with continued herringbone tiled flooring, continued matching units from the kitchen, a stainless-steel sink, a door out to the rear garden, space for a washing machine and tumble dryer and access to the guest WC.

Guest WC with a white two-piece suite.

Ground floor study with herringbone tiled flooring and offering the perfect space to work from home.

First floor landing with access to the second floor via a staircase.

Impressive main bedroom of a good size and boasting double windows to the front elevation with plantation style shutters, a decorative original fireplace and high ceilings creating a real sense of space.

Second bedroom with plantation style shutters and a wall of fitted wardrobes providing additional storage.

A show stopping bathroom finished to a very high standard comprising beautiful herringbone tiled flooring with underfloor heating, metro tiled walls, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a wash hand basin fitted to a period vanity unit, a beautiful roll top bath and a walk-in in shower enclosure with a rainwater style shower over.

The loft has been converted to a bedroom space with a Velux window injecting natural light and eaves storage.

The rear garden has been landscaped to feature a paved patio leading from the rear doors offering the ideal space to sit out and enjoy a morning coffee. Steps lead up to a lawn area with planted borders on either side, leading to a further patio area flat is perfectly Positioned to capture the best of the days sun. A timber summer house sits to the far rear of the garden, decked out as a lovely seating area by the current owners and an adjoining timber shed provides additional storage.





- Living Room - 3.12m x 3.33m (10'3" x 10'11")
- Dining Room - 3.33m x 3.58m (10'11" x 11'9")
- Kitchen - 2.51m x 4.19m (8'3" x 13'9")
- Utility Room - 2.72m x 2.26m (8'11" x 7'5")
- Study - 2.69m x 2.08m (8'10" x 6'10")
- Main Bedroom - 4.24m x 3.33m (13'11" x 10'11")
- Bedroom Two - 3.58m x 2.49m (11'9" x 8'2")
- Bathroom - 4.19m x 2.51m (13'9" x 8'3")
- Bedroom Three/Attic Room - 3.91m x 3.12m (12'10" x 10'3")



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.

63 High Street, Market Harborough,
Leicestershire, LE16 7AF

