



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Lathkill Street, Market Harborough

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### 'Period Perfection!'

With a host of character features, this two bedroom property offers the perfect period retreat finished to a high standard and boasting generous proportion, whilst retaining a wealth of character!

Sought after residential location within walking distance of the town centre, train station and local schools.

Inviting entrance hall boasting attractive tiled flooring and stairs rise to the first floor.

Beautifully appointed living room offering a wealth of charm featuring a host of period features to include high ceilings, deep skirting boards, a traditional style radiator and a log burner with a brick exposed chimney breast. There are also two feature windows to the front elevation and attractive timber flooring.

Formal dining room with continued timber flooring, a traditional style radiator and a chimney with a tiled hearth.

Modern high gloss kitchen, installed in 2021, featuring high quality LVT flooring, access to an under stairs storage cupboard, a window to the side elevation and a small breakfast bar.

The Kitchen comprises of a range of eye and base level units, a square edge worktop, ceramic tiled splashbacks, an inset black sink unit, space for a Range style cooker with a five ring electric hob, and space and plumbing for a fridge/freezer and a dishwasher.

Rear porch with access to the guest WC/utility room and rear access to the garden.

Guest WC/utility Room featuring LVT flooring, a window to the side elevation, a two piece suite to include a low level WC and pedestal wash hand basin with tiled splashback. There is also a wall mounted Worcester boiler installed in 2023 and space and plumbing for a washing machine.

First floor landing with an attractive balustrade with wooden spindles and a loft hatch with access to the attic via a pull down ladder.

Two good sized bedrooms, the master bedroom benefitting from two windows to the front elevation and a period fireplace, and the second bedroom overlooking the garden.

Stunning bathroom finished to an exceptionally high standard with attractive high ceilings, LED ceiling spotlights, floor to dado height tiling and a traditional style radiator. The bathroom incorporates a five piece suite to include a double width walk in shower enclosure with a rainwater shower head and hand held shower head, a free standing roll top bath, two contemporary pedestal wash hand basins and a low level WC.

This attractive red brick period property is neatly enclosed by a low level brick wall and features a slate chip border with mature shrubbery. A red and black checked tiled path leads to the front porch with a stone arch and a Minton tiled porch with the front door leading through into the entrance hall.

The well maintained rear garden has been tastefully designed and is part enclosed by a low level red brick wall offering a wealth of character. There is a paved patio area ideal for seating, a low maintenance Astro turf and a brick enclosed raised flower bed. There is also access to the brick built outbuilding ideal for storage and a secure timber gates provides rear access.







- Living Room - 3.25m x 3.2m (10'8" x 10'6")
- Dining Room - 3.48m x 3.38m (11'5" x 11'1")
- Kitchen - 3.2m x 2.36m (10'6" x 7'9")
- Utility Room - 2.26m x 1.52m (7'5" x 5'0")
- Bedroom One - 3.96m x 3.66m (13'0" x 12'0")
- Bedroom Two - 3.48m x 2.54m (11'5" x 8'4")
- Bathroom - 3.53m x 2.39m (11'7" x 7'10")



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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.

