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**“Often Requested,
Rarely Available”**



Hillcrest Avenue
Market Harborough
LE16 7AR



“Often Requested, Rarely Available”

Rarely available, this stunning bay-fronted home offers the perfect combination of period character and modern living. With generous proportions, an attractive landscaped garden and a prime location just moments from Market Harborough town centre and Grand Union Wharf.





Property Highlights

Hillcrest Avenue is one of Market Harborough's most admired residential addresses with a short walk to an excellent range of independent shops, boutiques, cafés, restaurants and schools.

The mainline railway station offers fast services to London St Pancras in under an hour, making this a prime location for both commuters and families.

Stepping into the spacious and welcoming hallway with original terrazzo flooring which sets a tone of character and elegance, with stairs rising to the first floor.

The dining room enjoys a large bay window to the front elevation flooding the room with natural light, creating a bright and inviting entertaining space.



Property Highlights

The kitchen has been stylishly re-fitted with a contemporary range of units, contrasting worksurfaces and a host of integrated appliances, including a Neff double oven, five gas ring hob with extractor over, dishwasher and space for an American-style fridge freezer.

It's dual aspect design and access to the side drive make it both practical and light.

The living room has been thoughtfully extended to provide a superb open plan living and dining space of generous proportions.

A characterful feature gas fireplace creates a central focal point, enhanced by bespoke built-in storage and shelving.

The addition of a skylight and wide patio doors not only flood the room with natural light but also create a seamless connection to the garden.

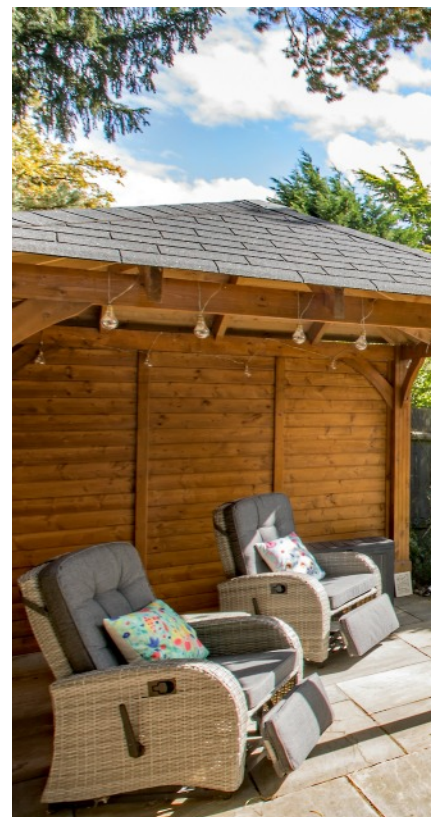


Property Highlights

Upstairs comprises of four bedrooms, with the main bedroom complimented by the bay window to the front elevation, creating a bright and airy space.

The second bedroom which is also double in size benefits from having elegant, fitted wardrobes with a sliding door for practicality.

The third and fourth bedrooms are both excellent in size with flexibility to suit all needs. Whether used as children's bedrooms, guest accommodation or a dedicated home office creating a versatile space.





Outside

To the front, the property is set back behind a smart, low-maintenance frontage with driveway parking leading to a detached barn-style garage/workshop.

The rear garden has been thoughtfully landscaped to create a private and versatile outdoor retreat. A generous paved patio runs directly from the house, making it the perfect spot for summer barbecues, morning coffee or evening entertaining. Beyond, a shaped lawn provides space for play or relaxation, bordered by well-kept beds and established planting which add both colour and privacy.

Measurements

Living Room

5.69m x 3.53m (18'8" x 11'7")

Dining Room

3.76m x 3.28m (12'4" x 10'9") max

Kitchen

5.28m x 2.84m (17'4" x 9'4")

Store/Utility

2.64m x 1.35m (8'8" x 4'5")

Main Bedroom

3.78m x 3.56m (12'5" x 11'8") max

Bedroom Two

3.51m x 3.35m (11'6" x 11'0")

Bedroom Three

2.92m x 2.84m (9'7" x 9'4")

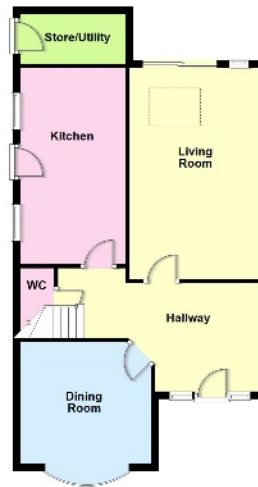
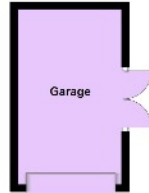
Bedroom Four

2.87m x 2.16m (9'5" x 7'1")

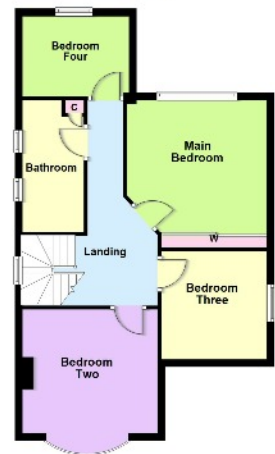
Bathroom

2.95m x 1.75m (9'8" x 5'9")

Ground Floor



First Floor

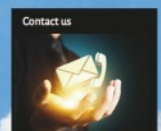
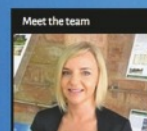


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