



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Morley Street, Market Harborough

3 1 2



“1930’s Charm!”

Situated in a popular and established residential location, this pretty 1930’s semi-detached residence boasts generous proportions through, a host of original features, three double bedrooms, a loft conversion and a spacious rear garden!

Entrance through the composite front door with a stunning brick archway, into the entrance hall with original 1930’s timber doors, and a staircase flows up to the first-floor landing.

Characterful living room featuring high ceilings, original picture rails, a stunning bay window and a timber fireplace offering a focal point to the room.

Formal dining room with original picture rails, ample space for a dining table and chairs, and a door out to the rear patio.

Extended kitchen/breakfast room comprising ceramic tiled flooring, space for a small table and chairs, eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, a freestanding cooker, space for a washing machine and fridge/freezer, and a door out to the rear garden.

First floor landing with two original sash windows and stairs flowing up to the second floor.

Two well-proportioned bedrooms are situated on the first floor, both benefitting from being double in size with the third bedroom offering a stunning bay window.

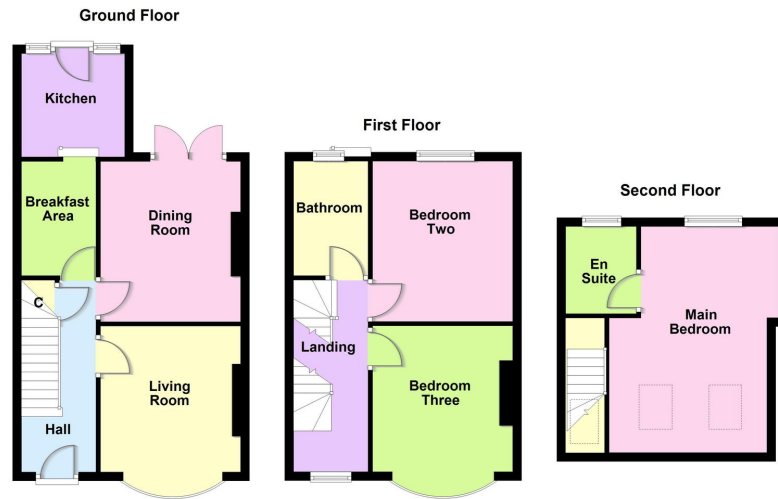
Family bathroom comprising timber effect tiled flooring, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The attic has been converted to a fantastic main bedroom with en suite facilities. Dual aspect windows flood the space with natural light, with additional eaves storage if required.

The en suite comprises timber effect tiled flooring, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with an electric shower over.

The exceptionally pretty 1930’s frontage features a host of mature plantings, a lawn and a driveway to the side for a small car. The property features an extensive rear garden featuring a patio area leading from the rear doors offering the ideal space to sit out and entertain. The mature garden boasts a well-maintained lawn flowing up, with a multitude of plantings to include four apple trees, two plum trees, two pear trees, a walnut tree, rose bushes and a variety of other beautiful shrubbery. To the rear is a vegetable patch, perfect for those green fingered souls and a pond area.





- Living Room - 3.91m x 3.18m (12'10" x 10'5") max
- Dining Room - 3.63m x 3.18m (11'11" x 10'5")
- Breakfast Area - 2.59m x 1.65m (8'6" x 5'5")
- Kitchen - 2.34m x 2.34m (7'8" x 7'8")
- Main Bedroom - 5.13m x 3.53m (16'10" x 11'7")max
- En Suite - 1.98m x 1.6m (6'6" x 5'3")
- Bedroom Two - 3.63m x 3.18m (11'11" x 10'5")
- Bedroom Three - 3.33m x 3.18m (10'11" x 10'5")
- Bathroom - 2.57m x 1.65m (8'5" x 5'5")



63 High Street, Market Harborough,
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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.

