



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## School Lane, Market Harborough

2 1 2



“Period Charm with Town Centre Convenience!”

Ideally situated just a short walk from the town centre with a variety of independent local shops and restaurants, this charming late-Victorian terraced property dates back to 1896 and boasts two double bedrooms, a kitchen/utility and guest WC and a wealth of period features!

Situated within walking distance to the town centre, supermarkets, schools, other local amenities and the train station with links to London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the inviting and spacious living room featuring engineered oak flooring, a sash window to the front elevation, an open fireplace offering the potential for a log burner, and a door through to the dining room.

Formal dining room with continued engineered timber flooring, access to the under-stair storage cupboard, stairs flowing up to the first-floor landing, and a feature fireplace with a tiled and timber surround, offering a focal point to the room.

The kitchen is open through from the dining area comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric cooker with a four-ring gas hob and space for a dishwasher.

Utility room leading from the kitchen, with space for a washing machine and tumble dryer, and access to the Guest WC with a white two-piece suite.

First floor landing with high ceilings and LED ceiling spotlights.

Two well-proportioned bedrooms, with the main bedroom benefitting from two fitted wardrobes, a period decorative fireplace and a view out the sash window over the bowling green and Catholic Church.

Spacious bathroom comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin, a shower enclosed with fitted shower over, a beautiful pure white Victoria & Albert freestanding bath.

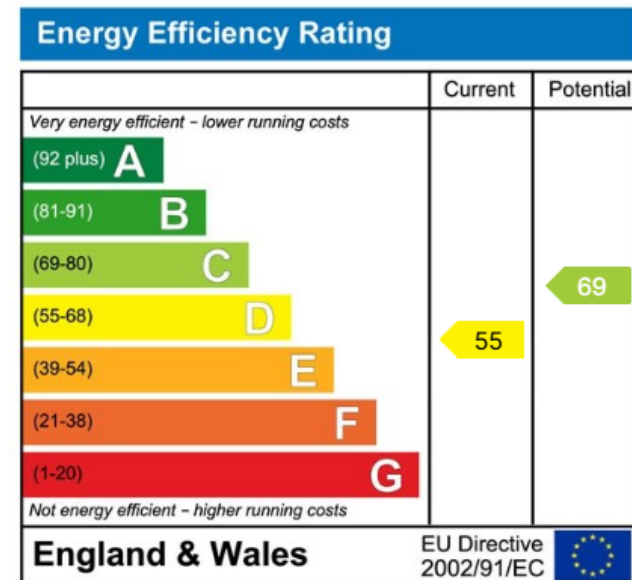
The property boasts a neat frontage enclosed by a hedgerow and a picket gate and a blue brick path flows up to the front door. The rear garden features a blue bricked patio leading from the rear door, flowing down with steps leading up to a paved patio area, with a retaining brick wall to the rear.







- Living Room - 3.61m x 3.4m (11'10" x 11'2")max
- Dining Room - 4.65m x 3.4m (15'3" x 11'2")max
- Kitchen - 3.73m x 1.91m (12'3" x 6'3")
- Utility Room - 1.98m x 1.57m (6'6" x 5'2")
- WC - 1.98m x 0.76m (6'6" x 2'6")
- Main Bedroom - 3.61m x 3.38m (11'10" x 11'1")max
- Bedroom Two - 3.66m x 2.46m (12'0" x 8'1")max
- Bathroom - 3.73m x 1.93m (12'3" x 6'4")



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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