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“A Victorian Dream”





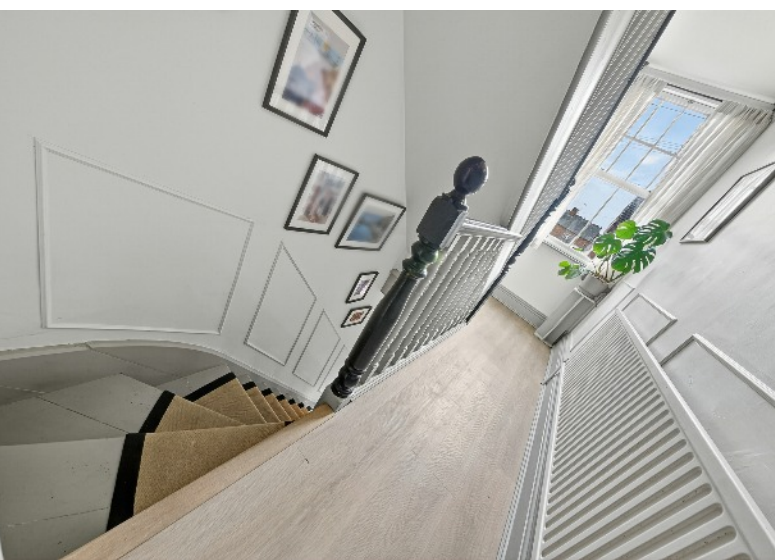
Patrick Street
Market Harborough
Leicestershire
LE16 9HP



“A Victorian Dream”

Occupying a desirable position just a short walk from the town centre and the train station, this stunning Victorian residence offers a dream home for those looking for a true blend of modern luxury and period charm, having been beautifully renovated by its current owners, boasting an immaculate interior throughout with a host of traditional fixtures and fittings, a fantastic open plan kitchen/dining family room, and three double bedrooms.





Property Highlights

The property is conveniently located with a local convenience store at the end of the road, within walking distance of local primary and secondary schools, several supermarkets, the popular Brampton Valley Way, and Little Bowden and Welland Park. The train station is also a short walk away, providing direct train links to London St Pancras is under an hour.

Entrance is gained through a handsome stained glassed front door, into welcoming entrance hall boasting patterned tiled flooring, traditional timber panelled doors and decorative wall panelling. A grand staircase rises to the first floor, and a door leads down to the cellar.

Beautifully appointed living room boasting LVT flooring, a charming fireplace complete with a Mazona multi-fuel burner and limestone hearth, bay sash windows to the front elevation, traditional picture rails and an opening into the kitchen/dining room which could be closed off with double doors if desired.

Stunning open plan kitchen/dining room, featuring LVT flooring, an open fireplace, a separate utility/boot room and French doors lead out to the garden. The room provides an excellent space for entertaining with ample space for both living and dining.

The high-quality kitchen comprises an array of shaker style eye and base level units with a pantry cupboard, marble tiling, a solid oak work-surface, a dual ceramic undermount sink with a mixer tap, a Kenwood electric cooker with a five-ring gas hob, an integrated fridge freezer and dishwasher.



Property Highlights

Separate utility/boot room with laminate flooring, attractive wall panelling, a cloak cupboard, space for a washing machine and a door out to the garden.

Stairs rise to a naturally light first floor landing, where the character charm continues with a sash window to the front elevation, decorative wall panelling, deep skirting boards, traditional panelled doors, a charming archway, LVT flooring and stairs rise to the second floor.

Three generously sized double bedrooms, in excellent decorative order with the main and third bedroom located on the first floor, and the second bedroom positioned on the second floor.

The stunning main bedroom features newly fitted carpets, decorative wall panelling, ample space for a king size bed and wardrobes and an en-suite shower room.

The newly fitted en-suite shower room is complete with attractive floor and ceiling wall tiles, LED ceiling spotlights, a glazed window to the side, and a white three-piece suite to include a walk-in shower with a rainwater shower over, a pedestal wash hand basin and a low-level WC.



Property Highlights

Luxury family bathroom comprising a heated towel rail, stunning wall and floor tiling, an airing cupboard and a white three-piece suite with brushed gold accessories to include a panel enclosed bath with a shower over, a floating wash hand basin with a drawer beneath and a low-level WC.

The second-floor landing offers newly fitted carpets, a Velux window and two generous storage cupboards.

The third bedroom has been newly decorated complete with new carpets and benefits from a storage cupboard and triple aspect windows flooding the room with an abundance of natural light.

The cellar is accessed off the hallway and provides additional space for storage and boasts a generous size spanning the width of the property.





Outside

This handsome Victorian residence sits proudly along Patrick Street, boasting an attractive bay frontage with steps rising to a stunning stained glass front door. There is also a side gate leading to the rear garden.

The rear garden has been beautifully designed featuring a paved patio adjoining the property, a well-kept lawn, planted borders and a gravelled seating area. A neat block paved pathway leads to a brick outbuilding ideal for storage, and a side gate leads to the front elevation.

Measurements

Entrance Hall

4.8m x 1.7m (15'9" x 5'7") max

Living Room

4.78m x 3.33m (15'8" x 10'11") max

Kitchen/Dining Room

8.76m x 5.16m (28'9" x 16'11") max

Utility/Boot Room

3.05m x 2.77m (10'0" x 9'1")

Main Bedroom

4.39m x 4.17m (14'5" x 13'8")

En Suite

1.96m x 1.83m (6'5" x 6'0")

Bedroom Two

5.38m x 3.94m (17'8" x 12'11") max

Bedroom Three

3.91m x 3.43m (12'10" x 11'3")

Bathroom

3.38m x 2.87m (11'1" x 9'5") max

Loft Storage

6.27m x 1.73m (20'7" x 5'8")

Cellar

4.8m x 3.38m (15'9" x 11'1") max

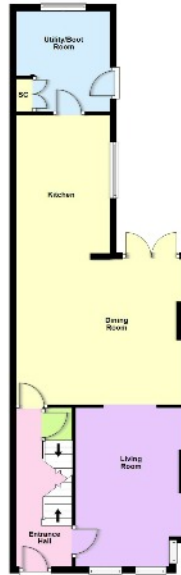
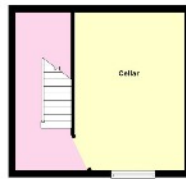
Store

2.11m x 2.01m (6'11" x 6'7")

Ground Floor



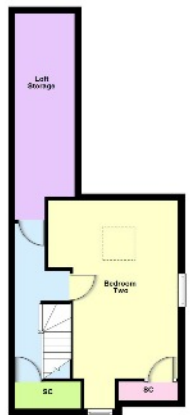
Basement



First Floor



Second Floor

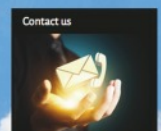
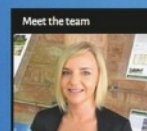


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