



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bellfields Street, Market Harborough

3 1 2



“Period Potential!”

Boasting extensive proportions, fantastic potential for modernisation and nestled on an established road in Little Bowden, this three bedroom semi-detached property offers an excellent opportunity to put your own stamp on!

Offered for sale with no onward chain!

Entrance is gained into the bay fronted living room with a wealth of character featuring high ceilings, a gas feature fireplace and a dado rail.

Formal dining room of an excellent size with access to the understairs storage cupboard, a dual aspect flooding the room with an abundance of light and gas fire with back boiler.

Extended kitchen leading off the dining room offering amazing potential to be knocked through if desired. The kitchen is well presented and comprises a range of shaker style eye and base level units, a roll top worksurface with tiled splashbacks and a ceramic sink with draining board. The kitchen benefits from an integrated oven with a four-ring gas hob, space for a washing machine and a breakfast bar.

Inner hallway with space for a fridge/freezer and side access out to the garden

Ground floor bathroom incorporating a three-piece suite to include a panel enclosed bath with shower over; a low level WC and pedestal wash hand basin.

Stairs rise to the first floor landing with a side window injecting the natural light and access to two out of the three bedrooms.

Three double bedrooms, two of which lead off from the landing both boasting generous proportions, large windows and access to storage cupboards.

The third bedroom leads off the second bedroom benefitting from being extended to the rear elevation creating a fantastic space with excellent flexibility.

Situated in the sought after location of Little Bowden, this period property is nestled on an established street within a stone's throw of the park. The property is neatly retained by a low-level brick wall with a paved frontage and access to the front door. There is a beautiful red brick period wall to the side elevation with side access to the rear garden.

The south facing rear garden offers the perfect sun trap with a paved area perfect for seating, a main lawn section and access to the timber shed. There is a rear gate that provides access to a potential parking space (not owned by the property), however has been used by the current owner for the last 40 years.





- Living Room - 4.09m x 3.96m (13'5" x 13'0") max
- Dining Room - 3.96m x 3.94m (13'0" x 12'11")
- Kitchen - 3.91m x 2.74m (12'10" x 9'0")
- Inner Hall - 2.06m x 0.89m (6'9" x 2'11")
- Bathroom - 2.01m x 1.78m (6'7" x 5'10")
- Main Bedroom - 3.96m x 3.3m (13'0" x 10'10")
- Bedroom Two - 3.96m x 3.94m (13'0" x 12'11")
- Bedroom Three - 5.79m x 2.57m (19'0" x 8'5") max



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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.

