



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# "Where Period Charm meets Modern Living!"

Positioned along a highly sought after location, this fantastic three bedroom semi detached home offers a perfect purchase for those looking for a blend of modern living and period charm, boasting a fantastic rear extension, a ground floor study and off-road parking!



Gardiner Street  
Market Harborough  
LE16 9QW





Built in 1956 this home benefits from a range of traditional fixtures and fittings, whilst benefitting from a fantastic rear extension creating an open plan kitchen/dining/family room, utility room and a ground floor WC.

The property is conveniently situated within walking distance of the town centre, local primary & secondary schools, the train station with direct links to London St Pancras and the popular Grand Union Canal!

The entrance porch features double doors set within a charming period archway, opening through a glazed glass panel door into the hallway. The welcoming entrance hall benefits from a side elevation window, traditional quarry-tiled flooring and panelled doors, with an understairs cupboard for storage and stairs rising to the first floor.

Beautifully presented living room, designed to capture the true character of the home, boasting a bay window with fitted plantation shutters to the front elevation, and an exposed brick open fireplace with bespoke shelving and a log store within the alcoves. The original wooden flooring still remains beneath the carpeting.

A ground floor study offers an ideal space for those working from home, whilst offering the flexibility to be used as a playroom or additional bedroom.

Fantastic kitchen/dining/family room extended to create an ideal space to host and entertain, featuring Velux windows flooding the room with natural light, a delightful outlook onto the garden with French patio doors leading out and access to a separate utility room.

The family room boasts modern carpeting, whilst the kitchen/dining area benefits from tiled flooring with underfloor heating.

The kitchen is complete with an array of eye and base level units, a roll-top work-surface with a matching up-stand, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiling, a double oven, a five-ring gas hob, and space for a fridge/freezer and a dishwasher.

The utility room features continued tiled flooring with underfloor heating, matching eye and base level units, a stainless-steel sink with a mixer tap and draining board, space for a washing machine and a tumble dryer, a door out to the garden and access to the guest WC.

The guest WC also comprises tiled flooring with underfloor heating, ceramic wall tiling, a wall hung wash hand basin, a low-level WC and houses the combination boiler.

The landing benefits from a window injecting good natural light and provides access to all first-floor accommodation.

Three well-proportioned bedrooms, two of which are double in size, while the third is a spacious single room.

The main bedroom features a generous window to the rear elevation, overlooking the beautiful rear garden, and the second bedroom provides access to the loft via a drop-down ladder.

Modern family bathroom complete with wood-effect vinyl flooring, metro style tiling, a chrome heated towel rail, a panel enclosed bath with rainwater shower over, a pedestal wash hand basin and a low-level WC.



Nestled along the desirable Gardiner Street, the property features a low brick wall closing the gravelled front garden, with a driveway to the side providing off-road parking for two vehicles. The frontage is enhanced by a characterful brick arched entrance and an attractive bay window.

The generous rear garden has been beautifully designed, featuring a variety of sections to enjoy throughout the day. The garden features a generous gravelled area with steps leading up to a raised decking, ideal for outdoor entertaining, a neatly enclosed lawn complemented by established raised planters including vegetable beds, along with mature planting including a plum tree and an apple tree. A garden shed provides excellent storage, while to the rear of the shed is an additional paved patio area, offering a further private seating space. To the side of the property is a gravelled pathway to the side with a timber gate providing access to the front, along with the added benefit of an outdoor tap and two external power points.

Living Room -  
3.81m x 3.63m (12'6" x 11'11") into bay

Family Room -  
3.81m x 3.33m (12'6" x 10'11")

Kitchen/Dining Room -  
5.31m x 3.2m (17'5" x 10'6")

Utility -  
1.78m x 1.5m (5'10" x 4'11")

WC -  
1.5m x 0.94m (4'11" x 3'1")

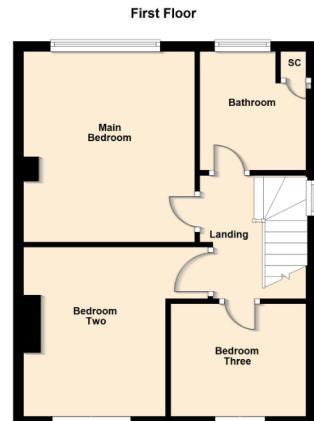
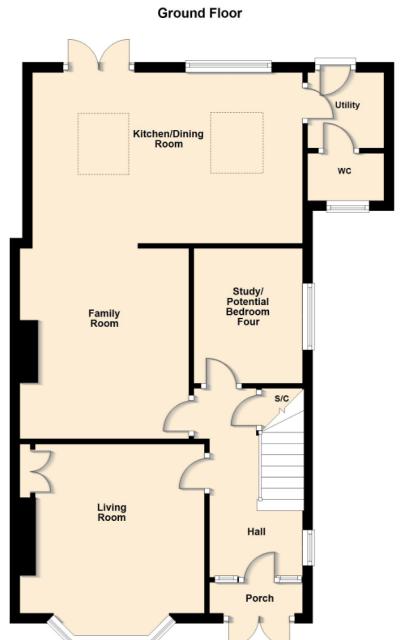
Study/Potential Bedroom Four -  
2.74m x 2.08m (9'0" x 6'10")

Main Bedroom -  
3.78m x 3.3m (12'5" x 10'10")

Bedroom Two -  
3.61m x 3.33m (11'10" x 10'11") max

Bedroom Three -  
2.67m x 2.31m (8'9" x 7'7")

Bathroom -  
2.31m x 2.11m (7'7" x 6'11")



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,  
Market Harborough, LE16 7AF

01858 410400  
marketharboroughsales@hendersonconnellan.co.uk