



**HENDERSON
CONNELLAN**
ESTATE AGENTS

“An Extended 1930’s Residence with a Garage & Elevated Views!”

Occupying a prime position along a desirable road with elevated views of the town and far-reaching countryside, this charming 1930’s residence also boasts a fantastic extended kitchen/family room, a generous rear garden and a single garage!



Picture Image The

Highcross Street
Market Harborough
LE16 9AJ



Conveniently located within walking distance to the town centre, the popular Grand Union Canal, local schools, shops, supermarkets and the train station with links to London St Pancras within an hour.

Welcoming entrance hall boasting original timber flooring, traditional 30's panelled doors, under-stairs storage and stairs rise to the first floor.

Beautifully appointed living room, featuring traditional picture rails, a charming fireplace complete with an Aarrow multi-fuel burner and tiled hearth and a fantastic bay window, providing excellent views to the front elevation.

A fantastic extended open-plan kitchen, dining, and family room—perfect for entertaining. The space easily accommodates a large dining table and seating area, with dual-aspect windows filling the room with natural light and sliding patio doors opening onto the rear garden.

The kitchen comprises attractive ceramic tiled flooring, wall tiling, an array of eye and base level units, a solid oak work-surface, a stainless-steel sink with a mixer tap and draining board, a Neff single oven, a Bosch four ring gas hob, an integrated fridge/freezer and space for a dishwasher and washing machine.



Stairs rise to a naturally light landing with a window to the side elevation, continued traditional panelled doors and a loft hatch to a partially boarded attic.

Three well-proportioned bedrooms, with two benefitting from being double in size and bedroom three offering a large single room.

The main bedroom is positioned to the front elevation and boasts delightful, elevated views of the far-reaching countryside.



Bedrooms two and three overlook the rear garden, and both benefit from fitted storage.

Modern family bathroom complete with attractive floor and wall tiling, LED ceiling spotlights, a chrome heated towel rail, and a white three-piece suite to include a panel enclosed bath with a shower screen and rainwater shower over, a wash hand basin built within a vanity storage cupboard and a low-level WC.

Single garage with a manual up and over door, a window to the rear and a personnel door to the garden.

The property boasts a neat, rendered bay frontage, with off road parking for two vehicles, side access to the rear garden and garage, and steps rise to the front door.

The delightful rear garden boasts a generous size and offers a tiered design allowing you to enjoy throughout the entire day. Directly adjoining the property is a paved patio area with space for outdoor dining, and steps lead up to the remainder of the garden, which is laid to lawn, with a host of well stocked planted borders, and a raised decked and gravelled seating area complete the garden, and include a timber shed. To the side of the house is a pathway to the front elevation through a secure timber gate access to the main garage door.



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



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