



A.D.  
1876

**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## “Prestigious Period Proportions!”

Dating back to 1886, this beautifully restored and substantial Victorian residence offers extensive accommodation across three floors, with five double bedrooms, three bathrooms and two useful cellars, seamlessly blending exquisite period charm with modern family living.



Northampton Road  
Market Harborough  
LE16 9HF





The property boasts a wealth of original character throughout, with features including panelled timber doors, deep skirting boards, high ceilings, picture rails, traditional corning and pelmets, original sash windows and stunning stained-glass insets.

Situated on the prestigious Northampton Road, the property is just a stone's throw from Little Bowden Park and within walking distance of the town centre, train station, leisure centre and a host of local amenities.

Entrance is gained via a beautiful, panelled timber front door with glazed insets, opening into an impressive reception hall featuring ceramic tiled flooring, a radiator, an attractive staircase with ornate newel post and balustrade, and a door leading down to the cellars.

The elegant living room boasts a striking period fireplace with ornate cast iron inset and grate, a granite hearth, a distinctive bay window with stained glass upper lights, wood-effect flooring, two radiators, a high corniced ceiling and deep skirting boards.

The exceptional kitchen/dining room is undoubtedly the heart of the home, benefitting from bay windows with stained glass and leaded lights and a superb range of eye and base level units with Corian work surfaces. Integrated appliances include a four-ring induction hob with stylish extractor hood, double oven, dishwasher, fridge, two freezers and a wine cooler. A feature peninsular breakfast bar with roll-top work surface provides an ideal space for casual dining and entertaining, while a stainless steel sink with central waste bowl and contemporary mixer tap completes the room.

A stylish ground floor shower room comprises a fully tiled shower enclosure, pedestal wash hand basin, low-level WC and a heated towel rail.

To the rear of the property, a delightful garden room enjoys bi-fold doors opening directly onto the garden, creating a fantastic indoor-outdoor living space perfect for entertaining family and friends.



The property offers five generous double bedrooms, all benefitting from attractive feature fireplaces. Three bedrooms are located on the first floor, with two further bedrooms occupying the second floor.

The impressive main bedroom enjoys a beautiful dual aspect and retains a charming wash hand basin. Both the main bedroom and bedroom two have been finished with engineered oak flooring, while all bedrooms are flooded with an abundance of natural light.

A useful utility cupboard is conveniently located on the landing, with power and plumbing for a washing machine and tumble dryer to be stacked.

The spacious family bathroom features a fully tiled double shower enclosure with a rainwater-style shower and additional handheld wand, together with a panel enclosed bath, semi-pedestal wash hand basin and low-level WC. The room is beautifully finished with tiled walls and flooring.

A further second-floor shower room comprises a fully enclosed double electric shower, wash hand basin and WC, finished with laminate flooring.

The property benefits from two excellent cellars, accessed from the hallway, providing superb storage options.

Outside, the attractive walled garden offers a high degree of privacy and has been designed for ease of maintenance, with a gravelled garden and a paved patio seating area. Double gates open onto the pavement, allowing vehicular access for parking, while an electric vehicle charging point has been installed for added convenience.

A substantial brick-built storage building provides additional practical storage, and to the side of the property a lawned area is enclosed by a low-level wall with iron railings, bordered by mature trees and established shrubs, completing this impressive and characterful Victorian home.





Living Room  
4.52m x 3.84m (14'10" x 12'7")

Kitchen/Dining Room  
4.29m x 4.24m (14'1" x 13'11")  
including bay

Lounge/Dining Room  
6.02m x 3.38m (19'9" x 11'1") max

Garden Room  
4.01m x 3.51m (13'2" x 11'6")

Ground Floor Shower Room  
2.51m x 1.65m (8'3" x 5'5") max

Main Bedroom  
4.52m x 3.86m (14'10" x 12'8")  
max

Bedroom Two  
4.24m x 3.56m (13'11" x 11'8")

Bedroom Three  
3.68m x 3.48m (12'1" x 11'5") max

Bathroom  
3.23m x 2.34m (10'7" x 7'8")

Bedroom Four  
4.19m x 3.45m (13'9" x 11'4") max

Top Floor Shower Room  
2.29m x 2.11m (7'6" x 6'11")  
max

Bedroom Five  
4.6m x 3.84m (15'1" x 12'7")

Cellar One  
4.29m x 3.91m (14'1" x 12'10")

Cellar Two  
4.62m x 3.91m (15'2" x 12'10")

Store  
2.51m x 1.65m (8'3" x 5'5")



\*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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