
HENDERSON
CONNELLAN
ESTATE AGENTS

"Step On to The Ladder..."

...with this fantastic two bedroom period property offering an excellent opportunity for first time buyers, investors or down-sizers, offered for sale with no chain!





Patrick Street
Market Harborough
LE16 9HP















Conveniently located within walking distance of the town centre, local amenities, schools and train station.

Entrance through the timber front door leading into the dining room with a fitted floor mat, a window to the front elevation injecting natural light and bespoke storage fitted into the chimney recesses.

An opening leads through into the living room, with access to under stair storage and a feature fireplace adding a focal point to the room.

A step leads down into the kitchen comprising vinyl flooring, eye and base level fitted units, roll top work surfaces, a stainless steel sink with drainage board, an integrated electric oven with a four-ring gas hob, space for a washing machine and under counter fridge and freezer, and a door leads out to the garden.

First floor landing with access to the bedrooms, the bathroom and a loft hatch.

Two well-proportioned double bedrooms with the main bedroom situated to the front elevation, whilst bedroom two is positioned to the rear elevation benefitting from a window overlooking the south-easy facing garden and a storage cupboard.

The bathroom is fully tiled with a three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a WC. There is also a cupboard housing the boiler.

The property is set on an established period road with a paved frontage and pathway that leads to the front door.

The south-east facing courtyard garden enjoys a paved patio area, providing an ideal space for outdoor seating, relaxing and entertaining. A timber shed offers excellent additional storage, whilst the neighbouring property has a right of access across the courtyard.

Living Room
3.38m x 3.07m (11'1" x 10'1")

Dining Room
3.38m x 3.25m (11'1" x 10'8")

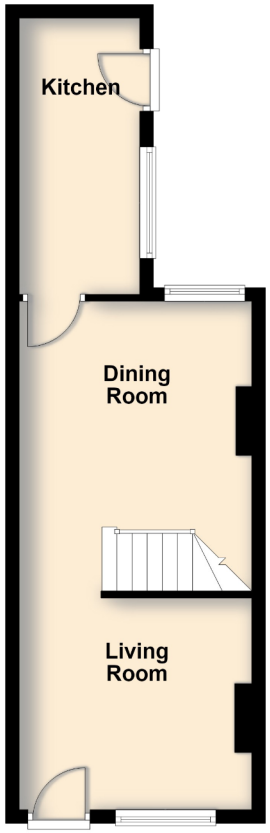
Kitchen
4.01m x 1.75m (13'2" x 5'9")

Main Bedroom
3.38m x 3.07m (11'1" x 10'1")

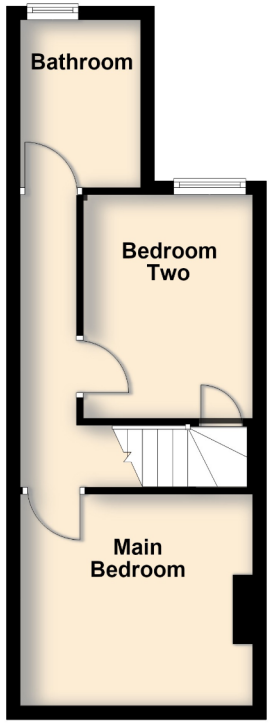
Bedroom Two
3.25m x 2.46m (10'8" x 8'1")

Bathroom
2.44m x 1.75m (8'0" x 5'9")

Ground Floor



First Floor







*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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