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THIRTY NINE

**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Fantastic Opportunity..."

...to purchase this well-proportioned three-bedroom period property, located within walking distance the town centre, offering an excellent renovation project with a south-west facing garden!



Hearth Street
Market Harborough
LE16 9AQ





Currently arranged with three first-floor bedrooms and a ground-floor wet room, the property also offers excellent potential for reconfiguration. Subject to any necessary consents, the layout could be adapted to create a spacious two-bedroom home with a first-floor bathroom and a practical ground-floor utility room.

Conveniently located within easy walking distance of the town centre, local schools, everyday amenities and the train station, the property is ideally placed for commuters, with excellent rail connections to London St Pancras.

Generous sized living room boasting high ceilings, exposed timber flooring, a fireplace with cabinetry within the chimney recesses, a front facing window and a door into the dining room.

The dining room benefits from a window overlooking the rear garden, an exposed brick fireplace, ample space for a large dining table and chairs, an understairs storage cupboard and stairs rise to the first floor.

The kitchen is fitted with a range of wall and base units complemented by roll-top work surfaces, a stainless-steel sink with mixer tap and drainer, a cooker, and space for a washing machine and two additional under-counter appliances. A side window and door provide natural light and direct access to the garden, while the ground-floor wet room is accessed from the kitchen.



The modern wet room is well-appointed with ceramic wall tiling, a chrome heated towel rail, a wall-mounted wash hand basin, a shower area and a WC.

The first-floor landing provides access to all three bedrooms. The main bedroom is an impressive size, spanning the full width of the property and benefiting from a traditional fireplace, a large front-facing window and a useful storage cupboard with loft access.

Bedrooms two and three are positioned to the rear of the property, overlooking the south-west facing garden. Bedroom two is a comfortable double room featuring a traditional fireplace, while bedroom three is a good-sized single room with a built-in storage cupboard housing the Worcester boiler.



The property sits attractively along Hearth Street with a charming period frontage.

To the rear, the south-west facing garden is designed for low maintenance, being predominantly paved and ideal for outdoor dining and entertaining. Well-stocked planted borders provide colour and interest throughout the seasons, while a timber shed offers useful storage. A rear gate provides convenient access to the garden.

Living Room
3.73m x 3.56m (12'3" x 11'8")

Dining Room
3.73m x 3.56m (12'3" x 11'8")

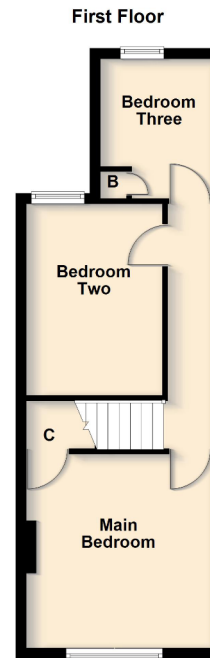
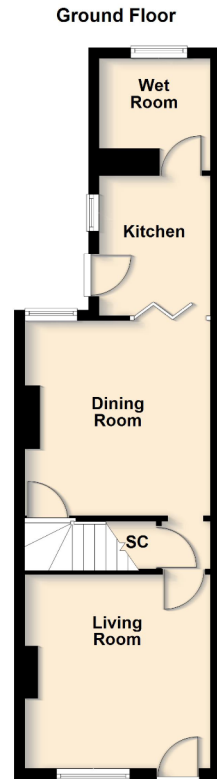
Kitchen
2.67m x 2.13m (8'9" x 7'0")

Wet Room
2.13m x 1.98m (7'0" x 6'6") max

Main Bedroom
3.76m x 3.56m (12'4" x 11'8")

Bedroom Two
3.81m x 2.62m (12'6" x 8'7")

Bedroom Three
2.57m x 2.16m (8'5" x 7'1")



*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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