



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Granville Street, Market Harborough

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“Attention First Time Buyers”

Situated in an established residential location and dating back to circa 1900, this impressive and charming Victorian terrace offers the perfect opportunity for first time buyers and downsizers alike with its two double bedrooms, neutral decor throughout and a southeast facing garden!

Conveniently located within walking distance to the town centre, local schools, Little Bowden recreation ground, and the train station with links into London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the dining room with a fitted floor mat, a large window to the front elevation injecting natural light and a beautiful, exposed brick fireplace with a gas fire.

Spacious living room with access to the under-stair storage cupboard, stairs flowing up to the first-floor landing and a door through to the kitchen.

Stylish kitchen comprising ceramic tiled flooring, a host of eye and base level fitted units, square edged work surfaces, a stainless-steel sink with drainage board, an integrated electric oven with a four-ring electric hob, space for a washing machine, and an opening through to a utility space, ideal for a fridge/freezer.

Guest WC with vinyl flooring, a chrome heated towel rail, a white two-piece suite and the Ideal Logic+ combi boiler.

First floor landing with access to the bedrooms, both benefitting from being double in size with the main bedroom having a fitted over stair storage cupboard.

Leading from the landing is a further room that would be an ideal study, perfect for those working from home. The room also offers the potential to be utilised as a dressing room.

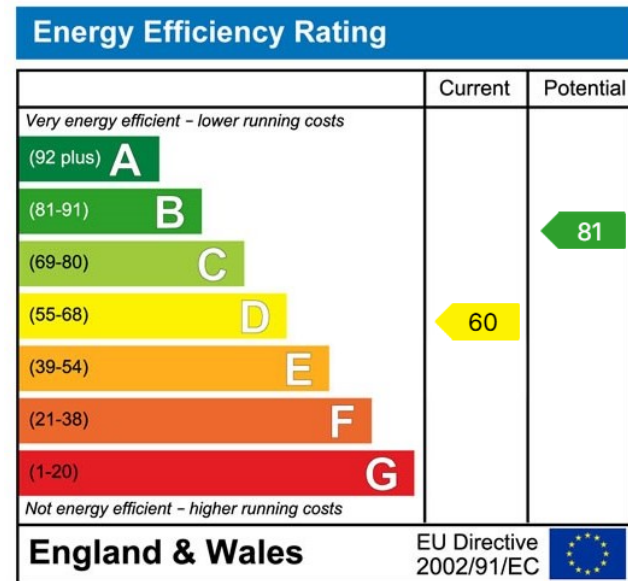
Bathroom comprising attractive vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The property features a neat and low maintenance frontage with a gravelled forecourt enclosed by a low-level brick wall and a blue brick path leading to the front door. The south/south-east facing rear garden is a real sun trap and features a blue brick patio leading from the rear doors offering the ideal space to sit and entertain with friends. A step leads up to the lawn area, with a planted border on either side and to the rear is a brick-built storage shed.





- Dining Room - 3.63m x 3.33m (11'11" x 10'11")
- Living Room - 4.57m x 3.63m (15'0" x 11'11")max
- Kitchen - 3.35m x 1.96m (11'0" x 6'5")
- Utility - 1.98m x 0.97m (6'6" x 3'2")
- WC - 1.98m x 0.79m (6'6" x 2'7")
- Main Bedroom - 3.66m x 3.33m (12'0" x 10'11")
- Bedroom Two - 3.63m x 2.69m (11'11" x 8'10")
- Study/ Dressing Room - 3.35m x 1.96m (11'0" x 6'5")
- Bathroom - 1.98m x 1.88m (6'6" x 6'2")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

