

4 Canalside Union Wharf  
Market Harborough  
LE16 7UY

£500,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

A Rare Canal-Side Gem in the Heart of Market Harborough

Perfectly positioned in the picturesque Union Wharf, this stunning property offers an exceptional opportunity to enjoy a lifestyle that is both tranquil and vibrant.

Step inside to discover a beautifully designed open-plan kitchen, living, and dining area — the perfect space for entertaining guests or unwinding in style while soaking in the peaceful marina views. The property features three generously sized bedrooms, bathroom, one bedroom is situated on the ground floor and is accompanied by a contemporary ground shower room, offering both comfort and flexibility for modern living.

Offered chain-free, this home promises a smooth and effortless purchase process.

Living at Union Wharf means waking up to serene waterside views while being just moments from Market Harborough's charming town centre - brimming with boutique shops, cosy cafés, and excellent restaurants.

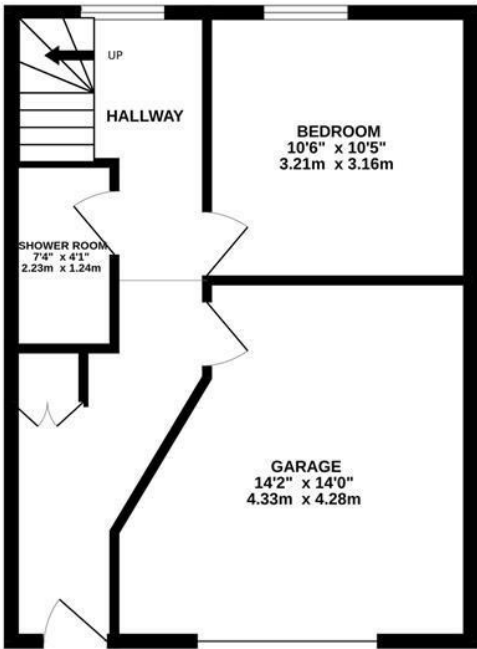
More than just a home, this property embodies a lifestyle - one that harmoniously blends the beauty of canal-side living with the convenience of urban amenities.

This exceptional home is sure to captivate. Don't miss the opportunity to make this remarkable property your own.

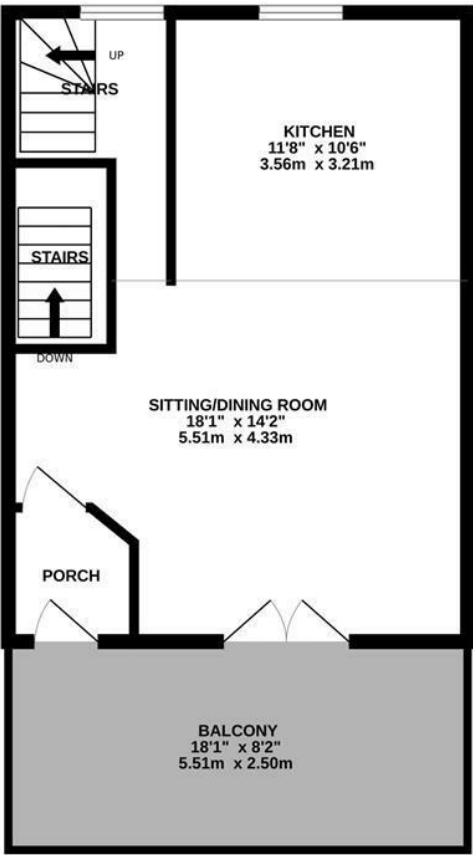
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# Floor Plan

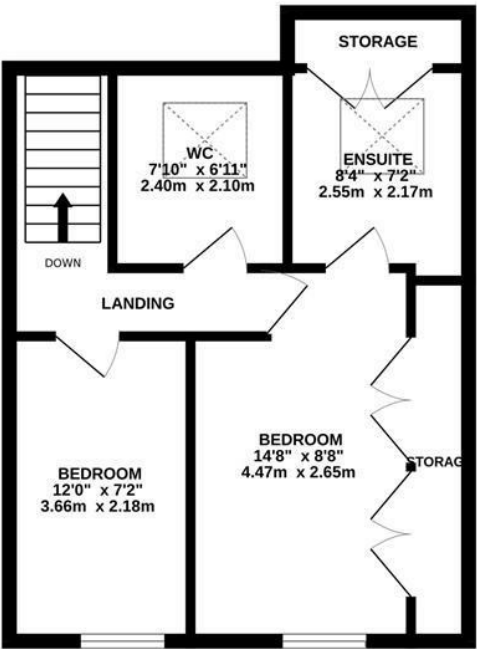
GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Open plan living/ dining/ reception room



Fitted Kitchen



Three Spacious Bedrooms  
(One Ground Floor Bedroom)



Two Bathrooms  
(Ground Floor Shower Room)



Balcony With Fantastic Views



Allocated Off Road Parking









# SELLER'S SECRET

Stunning and unique property, ideally located in this highly desirable waterfront location.



*Why we like it....*

This fantastic property is offered with no onwads chain. Viewings are strongly advised to appreciate this unique opportunity to purchase a stunning waterfront home.

## OSCAR JAMES

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*To buy or not to buy....*

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