
Yale
HENDERSON
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ESTATE AGENTS

"Generous Period Proportions with an Attic Room!"

Boasting a desirable south-facing garden, generous proportions with the addition of an attic room, this two-bedroom period property ticks all of the boxes with further potential for buyers to add their own stamp to!





Granville Street
Market Harborough
LE16 9AX















Situated within very close walking distance of the town centre, local amenities, schools and supermarkets, the property offers convenience on its doorstep! The train station is also within walking distance ideal for commuters, with access to London in under one hour.

Inviting entrance hall with newly fitted carpets, high ceilings and stairs rise to the first floor.

Impressive, open plan living/dining room boasting a dual aspect flooding the room with natural light with a bay window to the front elevation and French doors to the rear elevation offering a desirable south facing aspect. The open plan space benefits from being approximately 26 ft in length and features a character brick exposed chimney breast with log burner, an array of shelving and ample space for both living and dining.

Accessed via a sliding door the modern fitted kitchen offering a wealth of charm with solid oak panelled wood to the ceiling excellent for further insulation and sound proofing, a generous side window and a host of eye and base level units with a roll top work surface. The kitchen also features a stainless-steel sink, a free-standing cooker and space for an under counter fridge, a freezer and a dishwasher.

Generously sized utility/boot room boasting a fantastic size offering a practical and flexible space with a Belfast sink, additional unit storage, space and plumbing for a washing machine and tumble dryer. The excellent space offers further space for coats and shoes storage, a host of windows, side access out to the garden and access to the guest WC.

Ground floor WC with a feature curved wall and incorporating a two piece suite to include a low level WC and wash hand basin.

Stairs rise up to the first floor landing with a beautiful central staircase benefitting from ornate spindles, a generous window to the rear elevation and access to the large airing cupboard.

Shower room with a scenic and established view beyond, a tall heated towel rail and a three piece suite to include an oversized, walk in shower, a low level WC and a pedestal wash hand basin.

Three good sized bedrooms two of which are double in size and with the second bedroom comprising of built in wardrobes. The main bedroom features exposed timber floorboards and a brick exposed chimney breast with red quarry tiled hearth.

The property is set on an established street, with a gravelled frontage retained by a low-level brick wall. A red and black quarry-tiled path leads to the front door, while a locked door provides access to a shared side passage leading to the rear garden.

The mature rear garden offers a popular south facing aspect and is larger than you would expect with access to a timber constructed shed and workshop, benefitting from power. The garden features a paved patio area perfect for seating, a main lawn and a host of plants borders, established shrubbery and mature trees offering a wealth of privacy.







Living Room
3.3m x 3.28m (10'10" x 10'9")

Dining Room
3.66m x 3.3m (12'0" x 10'10")

Kitchen
3.61m x 1.93m (11'10" x 6'4")

Main Bedroom
3.89m x 3.33m (12'9" x 10'11")

Bedroom Two
3.66m x 2.97m (12'0" x 9'9")

Attic Room
4.47m x 3.53m (14'8" x 11'7")

Bathroom
3.61m x 1.96m (11'10" x 6'5")

*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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