10 Victoria Avenue
Market Harborough
Leicestershire
LE16 7BQ

£550,000





OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Immaculately presented and rich in character, this impressive period residence occupies a prestigious position on one of Market Harborough's most sought-after addresses. Beautifully blending elegant period features with high-quality modern enhancements, the property offers generous proportions, versatile accommodation and an exceptional standard of presentation throughout.

Ideally positioned within a short walk of the town centre and canal basin, the property enjoys a superb balance of convenience and lifestyle, with Market Harborough's excellent selection of independent shops, cafés, restaurants and leisure facilities all within easy reach.

The accommodation opens through an attractive stained-glass entrance door into a welcoming entrance hall, providing access to the living and dining room, the kitchen/dining room and a ground-floor shower room with WC.

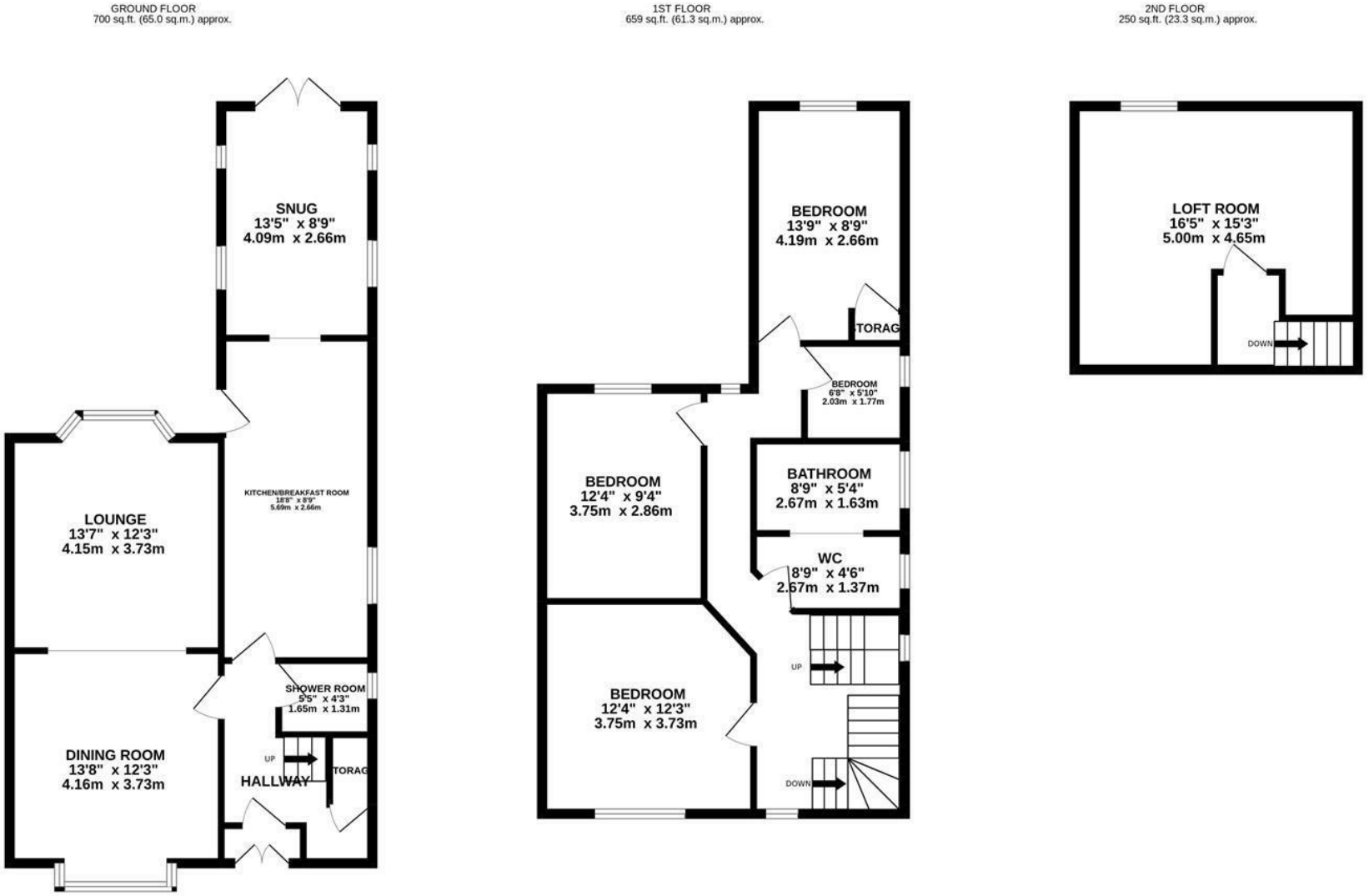
The generously proportioned living and dining room combines impressive ceiling heights with a wonderful sense of space and character. Bay windows to both the front and rear elevations enhance the natural light.

The recently renovated kitchen/dining room seamlessly combines contemporary styling with practicality. Thoughtfully designed, this sociable space provides direct access to the sunroom and rear garden.

The first floor offers four well-proportioned bedrooms, three of which are generous doubles. The accommodation is completed by a well-appointed family bathroom, featuring a four-piece suite.

Outside, the beautifully maintained rear garden provides an attractive and established setting, with mature planting and well-stocked borders creating a sense of privacy and tranquillity. A decked seating area offers the perfect spot for outdoor relaxation and entertaining, while a block-paved pathway leads to a timber summer house, providing a versatile additional space for hobbies, leisure or home working. Early viewing is strongly recommended to fully appreciate this exceptional property.

Floor Plan



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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.
Made with Metropix ©2022





At a glance...

- Spacious Living/ Dining Room
- Modern refitted kitchen
- Four bedrooms
- Four piece family bathroom
- Enclosed rear garden
- On street parking




GOD SAVE THE QUEEN





SELLER'S SECRET

Coming home, we have always loved the sense of calm and warm welcome our cherished period property provides. Over the years, we have taken great care to ensure the modern comforts and distinctive décor complement the high ceilings and beautiful original features, creating a home that feels both characterful and inviting. The sunny, low-maintenance garden has been a real pleasure to enjoy throughout the seasons, offering lovely spaces to relax and unwind.





Why we like it....

A distinguished period home offering an exceptional blend of original character, generous living accommodation and considered modern improvements, all within one of Market Harborough's most desirable locations. Early viewing is highly recommended to fully appreciate the quality, charm and lifestyle this impressive home has to offer.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16 7DS

01858 458 458

www.oscar-james.com