



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Period Perfection!"

Situated on a prestigious road just a short walk from the town centre, this impressive semi-detached Victorian villa boasts four double bedrooms, off road parking, a garden office and wealth of period charm throughout!



Coventry Road
Market Harborough
LE16 9DA





The property ticks all the boxes being within walking distance of the town centre, Welland Park, local primary and secondary schools, the canal basin, and the train station with fantastic commuter links into London St Pancras in under one hour.

Entrance through the stunning stained glass and timber front door leading into the spacious and inviting entrance hall, with stunning period features including an original Minton tiled flooring, a dado rail, deep skirting boards, coved cornicing, four panelled timber doors, and a timber staircase with decorative panelling.

Spacious and open plan living/formal dining room, still two separate spaces but an opening to join the two to create a fantastic entertaining space. Both rooms feature exposed timber flooring, high ceilings with coved cornicing, period style radiators, decorative fireplaces and deep skirting boards.

Guest WC with herringbone laminate flooring and a white two-piece suite.

Extended kitchen/family room comprising solid oak flooring with underfloor heating, a host of eye and base level solid timber units, granite work surfaces, a Butler sink, a freestanding Stoves electric oven with a four-ring gas hob, an integrated dishwasher, an integrated microwave and a freestanding fridge freezer (appliances included). In the amazing dining area, French doors open out to the delightful rear garden and Velux windows flood the room with natural light. A wall of fitted wardrobes with sliding doors houses the washing machine and tumble dryer and provide additional storage.

First floor landing with stairs flowing up to the second floor, four panelled timber doors, a period arch way and a dado rail.

Impressive main bedroom situated to front elevation, boasting a wealth of period charm with its high ceilings with coved cornicing, picture rails, double windows with plantation shutters and deep skirting boards.

Two further bedrooms are situated on the first floor, both benefitting from being double in size with the fourth overlooking the rear garden.

Exceptional bathroom boasting solid oak flooring, two windows, metro tiled walls, a period style towel radiator and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a tile enclosed bath with a handheld shower wand, and a double width shower enclosure with a rainwater shower over.

The second-floor loft conversion houses the second bedroom with accompanying en suite, perfect for a guest bedroom or could be used as the main bedroom if a buyer requires. The room features exposed timber floorboards, an antique pine fitted wardrobe, eaves storage and an en suite bathroom. The en suite comprises exposed timber flooring, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

While the loft has been converted, on the second-floor landing, double doors open through to a second spacious loft area that has been boarded for storage.

A brick outbuilding has been converted into a home office space, with a stable door, a Velux window and French doors opening out to a small patio area.

The property boasts a pretty Victorian, red-bricked frontage, with a block-paved driveway providing off road parking for two cars. Leading from the rear doors is a spacious patio offering the ideal space to sit out and entertain with friends and family. Red brick walls line both boundaries, adding to the period charm, and steps lead up to a lawn area with planted borders. To the rear of the garden is a timber summerhouse and storage shed. To the side of the property is a coveted lean to with doors leading from the dining room.





Living Room
4.27m x 3.63m (14'0" x 11'11")

Dining Room
4.06m x 3.73m (13'4" x 12'3")

Kitchen
3.91m x 3.05m (12'10" x 10'0")

Family Room
5.08m x 3.61m (16'8" x 11'10")

Main Bedroom
5.61m x 3.63m (18'5" x 11'11") max

Bedroom Three
4.06m x 3.73m (13'4" x 12'3")

Bedroom Four
3.63m x 3.02m (11'11" x 9'11")

Bathroom
3.89m x 19.41m (12'9" x 63'8")

Bedroom Two
5.44m x 5.44m (17'10" x 17'10")

En Suite
2.08m x 1.68m (6'10" x 5'6")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

