



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "Extended Period Property"

Perfectly positioned within walking distance of the town centre, this beautifully extended two bedroom property boasts tasteful decor, modern kitchen/dining/family room, high ceilings, two double bedrooms and a converted attic space.



Granville Street  
Market Harborough  
LE16 9EX





Conveniently located within walking distance to the train station, local schools and the leisure centre. The A4304 and A508 are within close driving distance providing easy access to the M1 and A14

Entrance through a composite front door into a charming living room.

The living room features herringbone style LVT flooring, a window to the front elevation, a beautiful period fireplace with a biofuel fire and cabinetry to the side and a characterful 1930's panelled door through to the kitchen.

Truly impressive kitchen/dining/family room, creating a fantastic open plan feel offering a variety of uses, boasting continued LVT flooring, a Velux window flooding the room with an abundance of natural light, ample space for a dining table and chairs and a door leading out to the garden.

The high quality kitchen is complete with a host of shaker style and eye base level units, stunning quartz worksurfaces, a dual Belfast sink with a mixer tap and a fantastic central island/breakfast bar with space for four stools. Appliances include a Rangemaster style cooker with a six ring gas hob, an integrated fridge/freezer, dishwasher and space for a washing machine.

There is also access to a ground floor guest WC and a staircase to the first floor.

Guest WC comprising a low level WC and a wash hand basin built with a vanity storage cupboard beneath.

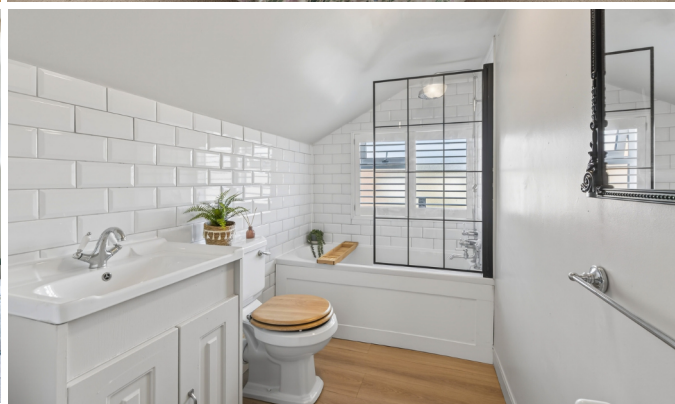
Main bedroom situated to the front elevation benefitting from being double in size.

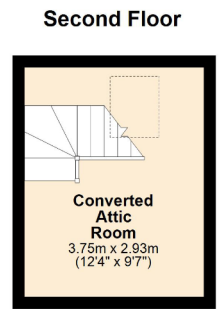
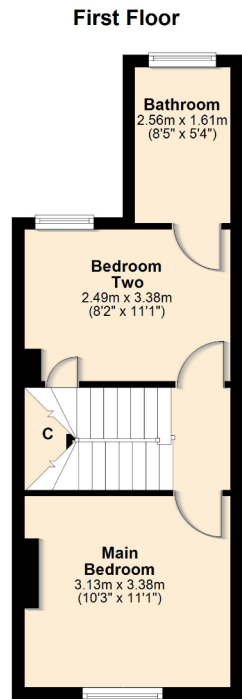
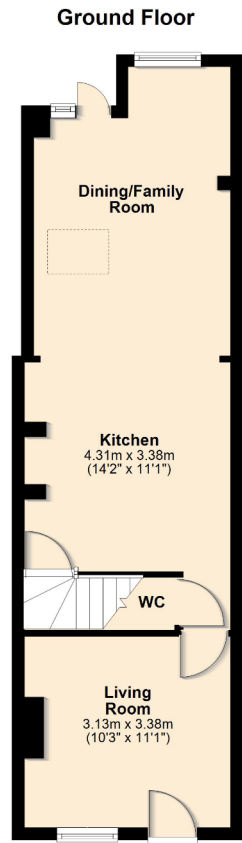
Second bedroom situated to the rear elevation also benefits from being double in size, with larger than expected under stairs storage cupboard and provides access to the bathroom.

Modern bathroom featuring floor to ceiling metro tiles, laminate flooring and a three piece suite comprising a panel enclosed bath with rainwater shower over, a vanity enclosed wash hand basin and a low level WC.

Stairs rise to a converted attic room with a Velux window, currently being used as office space.

The low-maintenance rear garden features two steps leading down from the rear door onto a paved patio area, a paved pathway runs along the side of the artificial lawn, complemented by gravel borders.





\*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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