

Nelson Street  
Market Harborough  
LE16 9AY

£250,000



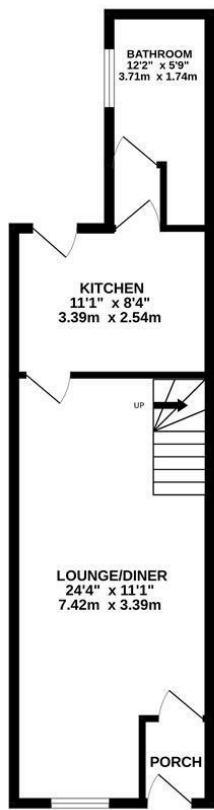
OSCAR JAMES

...expect excellence

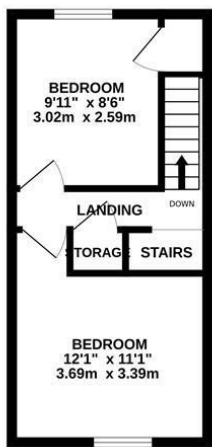


# FLOOR PLANS

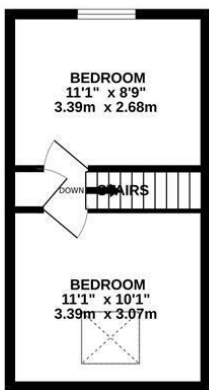
GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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 misstatement. 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...



Spacious Lounge/ Dining Room



Kitchen



Four Bedrooms



Bathroom



Rear Garden- with the potential of Off Road Parking



Potential Off Road Parking





# WHAT'S GREAT?

## Charming Four-Bedroom Home in the Heart of Market Harborough

Nestled in the picturesque and ever-popular town of Market Harborough, this delightful mid-terrace home on Nelson Street beautifully combines comfort, character, and convenience. Boasting an impressive 887 square feet of living space, this four-bedroom property is perfect for growing families, first-time buyers, or anyone seeking that little bit of extra room.

Step inside and you're welcomed by a spacious and light-filled lounge/diner — ideal for relaxing evenings or entertaining guests. The kitchen, located at the rear of the home, leads through to the family bathroom, which benefits from a separate shower cubicle for added practicality.

Upstairs, the first floor offers a double bedroom, a single bedroom, and a

convenient separate WC. Continue to the second floor, and you'll find two further generously sized double bedrooms — offering flexible space for family, guests, or even a home office.

Outside, the low-maintenance rear garden provides a private retreat and even offers potential for off-road parking — a rare and valuable feature in this central location.

Positioned just a short stroll from the vibrant town centre, you'll have easy access to an array of local amenities, excellent schools, and superb transport links, including the nearby train station for direct routes to London and beyond.

Don't miss the opportunity to make this wonderful property your next home — packed with potential and perfectly placed to enjoy everything Market Harborough has to offer.

...expect excellence





# SELLER'S SECRET

This has been our family home for many years and we will be sad to part with it. We will miss being so close to town.



*Why we like it....*

Brimming with potential and so close to an abundance of amenities.

## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)

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

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