



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Caxton Street, Market Harborough

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Period Perfection!

Situated on an established road within close walking distance to the town centre, this impressive two-bedroom terraced property boasts a wealth of period charm, a converted loft room, a south facing garden and off-road parking!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants and the train station with links to London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the porch, with a beautiful original timber door with stained glass windows flowing through into the entrance hall.

Entrance hall with a wealth of character boasting a diamond-pattern quarry tiled floor, a dado rail, four panelled Victorian timber doors, a dado rail, a period archway and access to the under-stair storage cupboard.

Cosy living room featuring a bay window to the front elevation injecting natural light, solid timber flooring, a ceiling rose, a dado rail and a stunning log burner with a brick surround and timber mantle.

Dining room with ceramic tiled flooring, stairs flowing up to the first floor, a window to the rear elevation and an opening through to the kitchen.

Kitchen comprising continued ceramic tiled flooring, eye and base level fitted units, roll top work surfaces, a white ceramic sink with drainage board, an integrated electric cooker, a four-ring gas hob, an integrated fridge and an integrated dishwasher.

Leading off the kitchen is a storage area with space for a freezer, and a door through the guest WC with a white two-piece suite and space for a washing machine and tumble dryer.

First floor landing with an open staircase flowing up to the second floor.

Spacious main bedroom featuring a window to the front elevation injecting natural light, painted timber floorboards, and space for clothes storage in an alcove over the stairs.

Second bedroom with a window overlooking the south facing rear garden.

Spacious bathroom comprising laminate flooring, fitted storage housing the Ideal combi boiler installed in December 2025, and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath with a fitted shower over.

Converted loft room with a Velux window injecting natural light and offering the space for a buyer to work from home if desired, or as a spacious storage space.

The property retains a pretty, red-bricked frontage with a gravelled forecourt enclosed by a low brick wall.

The south/southeast facing rear garden is a fantastic size and a real sun trap. Leading from the rear door is a patio area, flowing through to a block paved path with mature plantings and offering space to sit out and enjoy the best of the days sun. The path flows through to a spacious lawn, with a timber shed at the rear providing additional storage. To the rear of the garden is a gravelled driveway, with double gates offering the space to use as off-road parking.





- Living Room - 3.35m x 3.05m (11'0" x 10'0")
- Dining Room - 3.3m x 4.06m (10'10" x 13'4")
- Kitchen - 3.89m x 2.08m (12'9" x 6'10")
- WC/Utility - 1.5m x 1.45m (4'11" x 4'9")
- Main Bedroom - 4.04m x 3.35m (13'3" x 11'0")
- Bedroom Two - 3.33m x 2.51m (10'11" x 8'3") max
- Bathroom - 3.89m x 2.08m (12'9" x 6'10")
- Loft Room - 3.89m x 3.76m (12'9" x 12'4")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

