



**HENDERSON
CONNELLAN**
ESTATE AGENTS

East Street, Market Harborough

3 1 2



An Opportunity Not To Be Missed!

Situated within a desirable location just a short walk from the town centre, this three bedroom period property offers an opportunity not to be missed, boasting generous proportions throughout and the potential for further modernisation.

Conveniently located within walking distance of the town centre, the train station with direct links to London St Pancras, local parks and schools and the Grand Union Canal.

Living room featuring a bay window to the front elevation, timber effect flooring and a feature fireplace.

Well appointed dining room with a window overlooking the garden, ample space for a dining table and chairs, a storage cupboard and stairs rise to the first floor.

The kitchen comprises timber effect flooring, eye and base level units, a roll top worksurface, stainless steel sink with a mixer tap and draining board and space for kitchen appliances.

A door leads out to the rear garden, whilst a further door provides access to an inner hallway which leads to the ground floor shower room.

The modern shower room features a white three piece suite to include a shower, a wash hand basin and a low level WC.

First floor landing with access to all bedrooms and a WC.

Three well proportioned bedrooms, with two being double in size and the third bedroom offering a generous single or ideal study.

The property boasts a neat courtyard frontage, enclosed by a charming red brick wall, a wrought iron gate and a pathway to the front door.

The rear garden has been designed with low-maintenance in mind, with an artificial lawn, paved patio area and a section to the bottom of the garden providing space for a shed.

Living Room - 3.43m x 3.45m (11'3" x 11'4")

Dining Room - 3.73m x 3.45m (12'3" x 11'4")

Kitchen - 3.28m x 1.93m (10'9" x 6'4")

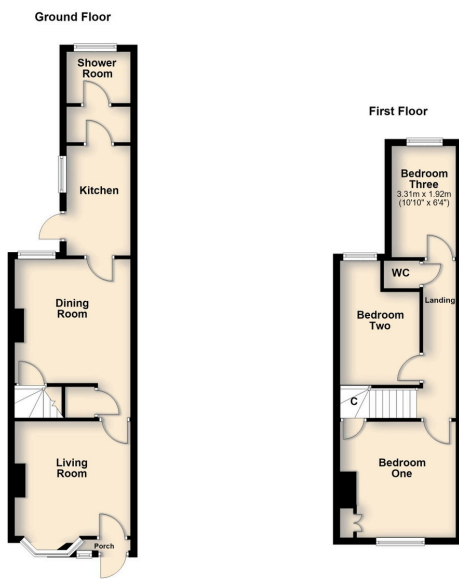
Shower Room - 1.91m x 1.52m (6'3" x 5'0")

Bedroom One - 3.45m x 3.45m (11'4" x 11'4")

Bedroom Two - 3.76m x 2.54m (12'4" x 8'4")

Bedroom Three - 3.33m x 1.93m (10'11" x 6'4")





Total area: approx. 76.3 sq. metres (821.1 sq. feet)



63 High Street, Market Harborough,
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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.

