



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## “Period Perfection with a Garden Cabin!”

Offering an immaculate interior throughout, a host of period fixtures and fittings and a south facing garden with a garden cabin, this stunning three-bedroom home is sure to impress and conveniently located within walking distance to the town centre, train station and Little Bowden Park!



Patrick Street  
Market Harborough  
LE16 9HP





Sought after residential location situated on an established road within walking distance of the town centre, the leisure centre and the train station offering direct links to London St Pancras.

Entrance is gained through a charming traditional timber panelled door into a beautifully presented living room boasting laminate flooring, plantation shutters to the window (available under separate negotiation), a period gas fireplace and bespoke fitted cupboards and shelving.

Well-presented dining room with continued laminate flooring, a fantastic fireplace with a wood burner, ample space for a dining table and chairs, a door to the cellar and stairs rise to the first floor.

Charming cottage style kitchen features a Velux window injecting natural light, laminate effect flooring, windows overlooking the rear garden and a side door leading out. The fitted kitchen comprises a host of shaker style units, a solid oak work surface, a ceramic sink with a mixer tap and draining board and a host of integrated appliances to include an oven, a four ring gas hob, a microwave, a slimline dishwasher, a washing machine, a fridge and space for a slimline wine cooler (current wine cooler available to purchase).

Stairs rise to a naturally light first floor landing with a window to the rear elevation and a loft hatch to a partially boarded attic.

Three beautifully presented bedrooms in excellent decorative order with two bedrooms being double in size with fitted storage and bedroom three offering an ideal single room or study.

The fantastic main bedroom is positioned to the rear elevation, overlooking the south facing garden featuring panel fronted fitted wardrobes and a storage cupboard.

Modern bathroom comprising attractive ceramic floor and wall tiling, a panel enclosed bath with a shower screen and shower over, a wash hand basin built within a vanity storage unit and a low-level WC.

The cellar has a uPVC window, lighting and power sockets.



Set back from the property the property features a neat and attractive courtyard frontage, enclosed by a charming low level brick wall, a wrought iron gate and a pathway to the front door. A secure gate provides access to a shared passage leading to your own private gate to the garden.

The delightful south facing rear garden is a true sun trap, and benefits from a block paved pathway, a generous decked area, a well-kept lawn and a garden cabin. There is also a side gate to the front elevation, outdoor sockets, an outside tap and fence lighting.

The fantastic garden cabin is currently being used as a home office and snug, ideal for those working from home, benefitting from being insulated, with laminate flooring and underflooring heating, its own consumer unit, LED lighting and a window.

Should a buyer wish to make any extensions to the property, the current owners have full architectural drawings for an extension & loft conversion, which are available to view via Henderson Connellan.



**Living Room**  
3.86m x 3.33m (12'8" x 10'11")

**Dining Room**  
3.86m x 3.35m (12'8" x 11'0")

**Kitchen**  
4.62m x 1.78m (15'2" x 5'10")

**Main Bedroom**  
3.45m x 3.35m (11'4" x 11'0")

**Bedroom Two**  
3.35m x 3.35m (11'0" x 11'0") max

**Bedroom Three**  
2.46m x 1.93m (8'1" x 6'4")

**Cabin**  
3m x 2.18m (9'10" x 7'2")



\*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

