



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Logan Street, Market Harborough, LE16 9AR

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A Charming Opportunity!

Boasting generous proportions, a delightful garden and retaining a wealth of charm, this fantastic three bedroom property offers an excellent opportunity for those after a fantastic period home!

Sought after residential location within walking distance of the town centre, Welland Park, local amenities and the train station with excellent commuter links into London in under one hour.

Beautifully appointed living/dining room boasting dual aspect windows flooding the room with natural light, laminate flooring and charming period fireplaces with exposed brickwork and wood burners.

An inner hallway off the living/dining room provides access to the kitchen, a side door to the garden and benefits from a fitted door mat and ceramic tiled flooring.

Modern kitchen featuring continued ceramic tiled flooring, an array of eye and base level units, a timber effect worksurface, a Belfast style ceramic sink, a double oven, a gas hob and space for a fridge freezer and a washing machine. A door then leads to the ground floor bathroom.

Generous sized ground floor bathroom comprising a white four piece suite to include a panel enclosed bath, a shower cubicle, a wash hand basin and a low-level WC.

Stairs off the living/dining room lead to a naturally lit first floor landing, with a window to the side elevation.

The property boasts three good sized bedrooms, all in excellent order with two bedrooms being double in size and the third bedroom offering a large single room.

The property boasts a neat and attractive red bricked frontage, with a gravelled forecourt enclosed by a low-level brick wall and a quarry tiled pathway to the front door.

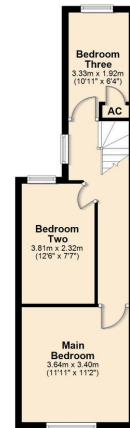
The delightful rear garden has been designed with low-maintenance in mind and is ideal for outdoor entertaining. The garden features two paved patio areas, an artificial lawn an array of planted borders and a wooden pergola.



Ground Floor
Approx. 41.0 sq. metres (441.8 sq. feet)

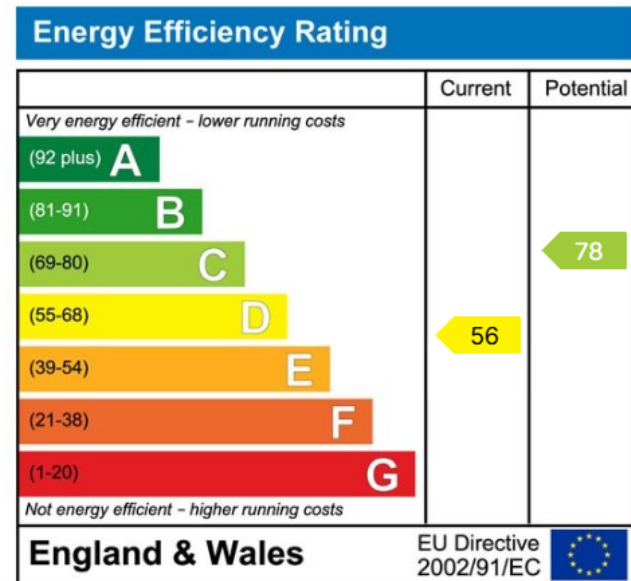


First Floor
Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.5 sq. feet)

- Popular Location
- Well Presented
- Period Features
- Close to the Town Centre
- Three Bedrooms
- Ground Floor Bathroom
- Living/Dining Room
- Modern Kitchen
- Approximately just over 810sqft.



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.

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

