



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Period Charm"

Occupying a convenient position within walking distance of Market Harborough town centre and railway station, this deceptively spacious four-bedroom end terraced home offers a wonderful blend of character and practicality.



Nithsdale Avenue
Market Harborough
LE16 9PE





Retaining a wealth of period charm including timber internal doors and exposed timber flooring, whilst benefitting from modern kitchen and bathroom fittings, the property provides versatile accommodation arranged over three floors.

Entrance is granted via a timber front door which opens into the welcoming hallway. To the front of the property sits the well-proportioned living room, featuring exposed timber floorboards, a characterful open fireplace and a walk-in bay window which floods the room with natural light. Open access leads through to the second reception room, creating a sociable and versatile space ideal for both everyday living and entertaining with continued attractive timber flooring and access through to the kitchen.

The kitchen/breakfast room is fitted with an array of eye and base level shaker style units, Iroko square edge work surfaces, a Belfast sink with mixer tap, a range of integrated appliances including, two fridge freezers, a dishwasher and a Stoves electric range-style cooker. Tiled flooring flows throughout the room, whilst ample space is provided for informal dining. Beyond the kitchen is an additional rear reception space which benefits from space for a tumble dryer and glazed double doors provides access to the rear garden.

Stairs rise to the first-floor landing, giving access to three double bedrooms and the family bathroom. Bedroom two is a generous double with 2 large front-facing windows and a spacious walk-in wardrobe. Bedrooms three and four are also well-proportioned doubles; bedroom three includes a built-in wardrobe and a rear-facing window with pleasant views over the garden, while bedroom four similarly overlooks the rear elevation.

Contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with a shower over and glazed shower screen, a low-level WC and a wash hand basin set upon a vanity unit with storage beneath. The room is complemented by contemporary tiling, a chrome heated towel rail and a frosted window.

A further staircase rises to the second floor where the impressive main bedroom occupies the entirety of the upper level. A spacious and naturally bright double bedroom, the room benefits from a Velux roof window and fitted mirrored wardrobes.

Adjacent to the bedroom is a boarded loft storage area which offers excellent versatility and, subject to the necessary consents and regulations, may present potential for conversion into an en suite shower room or dressing area.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A generous patio extends directly from the rear of the property, providing an ideal setting for outdoor dining and entertaining. Steps rise beyond a low-level retaining wall to the remainder of the garden, which is predominantly laid to lawn and complemented by a decked seating area positioned at the rear.

A gate at the end of the garden provides direct access to the Stamford Close car park, where permit parking is available for up to two vehicles.



Kitchen/Dining Room
3.66m x 5.23m (12'0" x 17'2")

Sitting/Dining Room
3.25m x 3.99m (10'8" x 13'1") max

Living Room
3.25m x 3.4m (10'8" x 11'2")

Snug
2.64m x 2.18m (8'8" x 7'2") max

Main Bedroom
3.86m x 3.38m (12'8" x 11'1")

Bedroom Two
3.58m x 3.96m (11'9" x 13'0")

Bedroom Three
2.62m x 3.89m (8'7" x 12'9") max

Bedroom Four
4.17m x 3.15m (13'8" x 10'4") max

Bathroom
1.68m x 2.24m (5'6" x 7'4")



*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



hendersonconnellanmh