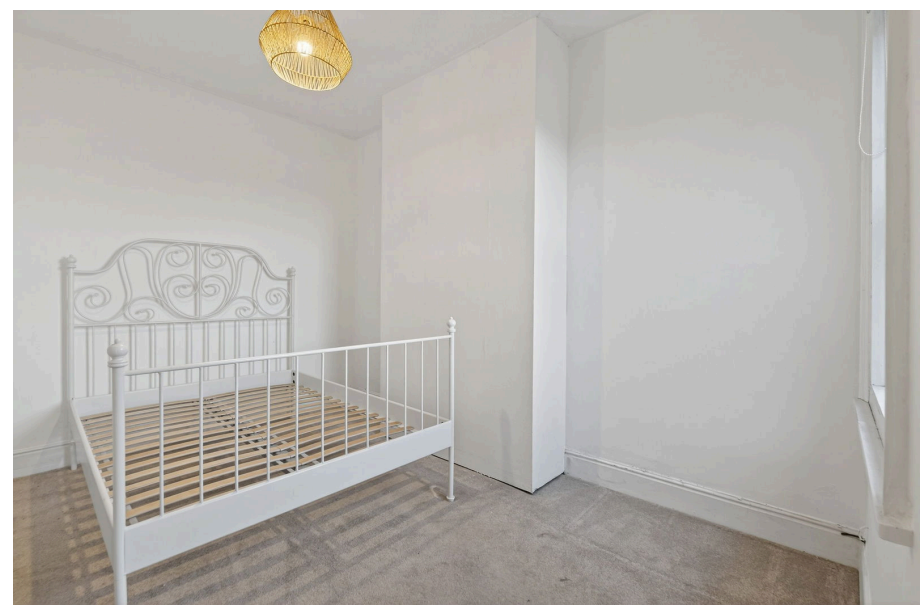




**HENDERSON
CONNELLAN**
ESTATE AGENTS

50 Logan Street, Market Harborough

2 1 0



'An Opportunity Not To Be Missed!

Situated within a desirable location just a short walk from the Grand Union Canal, and offered for sale with no onward chain, this charming Victorian residence offers an opportunity not to be missed, boasting generous proportions throughout, two double bedrooms and a delightful rear garden.

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.

Entrance is gained through a contemporary front door, into the fantastic open plan living/dining room boasting a dual aspect flooding the room with an abundance of natural light. The generous space features laminate flooring, a bay window to the front, traditional cabinetry, a charming open fireplace and a staircase to the first floor.

An inner hallway provides an under-stairs storage cupboard with plumbing for a washing machine, a side door out to the garden and access to the kitchen.

The kitchen features ceramic tiled flooring, a range of country-style eye and base level units, an under mounted Belfast sink with mixer tap, a mix of composite and wooden worksurfaces and a freestanding large larder dresser. Appliances include a large electric range cooker, a freestanding fridge/freezer and an integrated slimline dishwasher.

A conservatory off the kitchen benefits from continued ceramic tiled flooring, an array of windows letting in an abundance of natural light, space for a dining table and a door out to the garden.

First floor split level landing with a window to the side elevation and a loft hatch to a partially boarded attic with lighting and a drop-down ladder.

Two well-proportioned double bedrooms, with the main bedroom positioned to the front elevation, and the second bedroom overlooking the rear garden.

Country style family bathroom with attractive ceramic wall tiling, a traditional-style heated towel rail, LED ceiling spotlights and a white four-piece suite to include a shower cubicle, a roll-top bath, a wash hand basin and a low-level WC.

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 path leading to the front door.

The rear garden features a decking area leading from the rear doors offering the ideal space to sit out and entertain with friends. An artificial lawn is lined on both sides by mature planted borders, with a further raised decking area to the rear to capture the best of the days sun.

Living/Dining Room - 7.39m x 3.48m (24'3" x 11'5")

Kitchen/Breakfast Room - 5.54m x 1.91m (18'2" x 6'3")

Conservatory - 2.51m x 2.06m (8'3" x 6'9")

Main Bedroom - 3.68m x 3.45m (12'1" x 11'4")

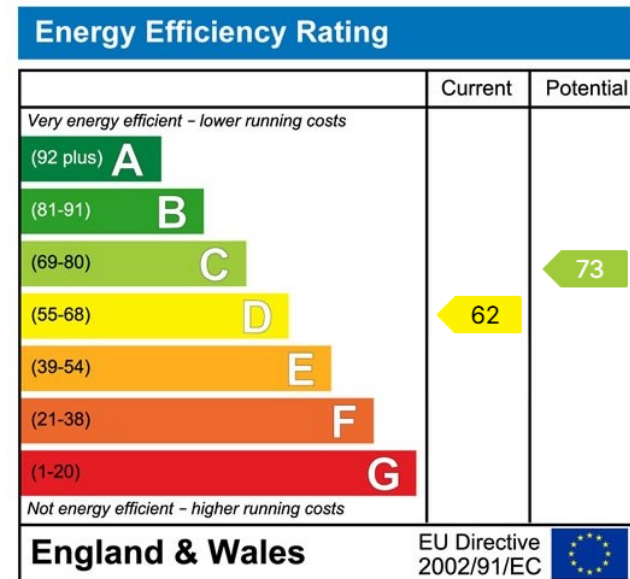
Bedroom Two - 3.66m x 2.54m (12'0" x 8'4")

Bathroom - 3.05m x 1.96m (10'0" x 6'5")





- No Chain
- Two Double Bedrooms
- Conservatory
- Generous Proportions



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.

