



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Extended Period Proportions with a Driveway!

Situated on an established road within walking distance of the town centre, this impressive late-Victorian property boasts a wealth of period charm throughout, a fantastic and extended kitchen, three bedrooms with the added benefit of off-road parking!



Bath Street
Market Harborough
LE16 9EL





Welcoming entrance hall with decorative tiled flooring, tongue and groove panelling to dado height, a period arch and stairs rise to the first floor.

Bay fronted living room situated to the front elevation flooding the room with natural light, a wealth of character with a host of charming features to include deep moulded coving and a picture rail, deep skirting boards and a gas feature fireplace. The inviting room benefits from laminate flooring and a double door opening flowing through to the dining room.

Formal dining room with tongue and groove panelling to dado height, a feature fireplace, a generous window overlooking the rear garden and ample space for a dining table and chairs.

Beautifully appointed kitchen/family room offering an impressive size and in excellent decorative order with LED ceiling spotlights, continued laminate flooring, two traditional style radiators and French doors lead out to the paved patio. The kitchen features a range of shaker style eye and base level units, a solid oak worktop with metro tiled splashbacks, a stainless steel one and a half bowl sink, integrated fridge/freezer, additional freezer, a free-standing Leisure range cooker and space for a dishwasher.

Utility room offering a practical room with space for both a washing machine and tumble dryer, additional eye and base level units and a stainless-steel sink.

Ground floor bathroom, in addition to the first-floor shower room boasting a flexible layout and functional family set up. The tastefully fitted bathroom benefits from a heated towel rail and a three-piece suite to include a panel enclosed bath with shower over and screen, a pedestal wash hand basin and a low-level WC.

Stairs rise to the first-floor landing providing access to all three bedrooms, the airing cupboard, the shower room and the fully-boarded loft with a ladder and light.

Well-proportioned main bedroom featuring beautiful oak flooring, two windows to the front elevation allowing an abundance of natural light and a charming feature fireplace adding character to the room.

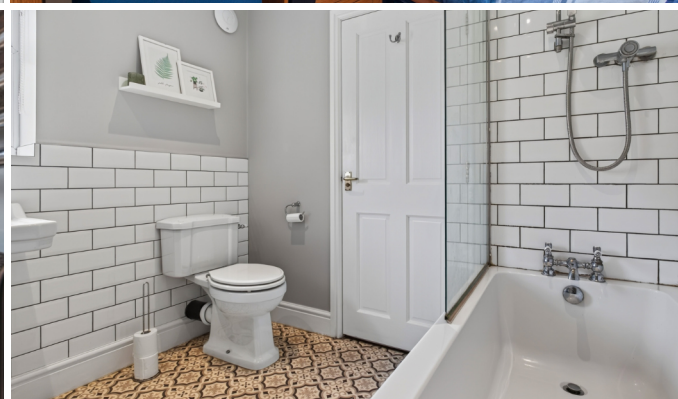
Spacious second bedroom featuring exposed wooden floorboards and a large window to the rear elevation overlooking the garden and allowing plenty of natural light.

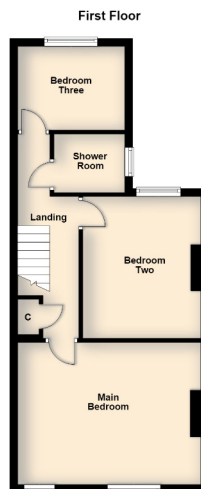
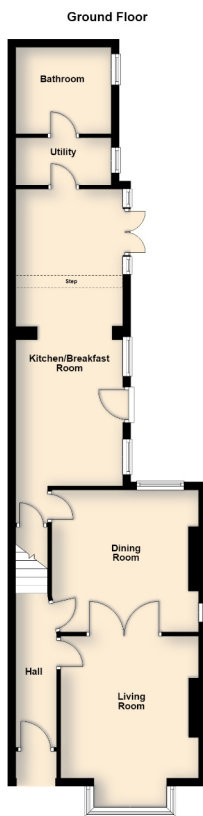
Bedroom three is a spacious single room, offering versatility as a home office or hobby room if required.

Modern shower room featuring tiled flooring, a corner shower enclosure, wash hand basin with storage below, low-level WC, chrome heated towel rail and a frosted window to the side elevation

Situated along the desirable tree-lined Bath Street, this charming, red brick, bay-fronted property offers a wonderful kerb appeal. The front benefits from a neat, gravelled frontage, enclosed by a timber fencing and a driveway to the side with off road parking for one to two cars. A paved pathway takes you to the open porch with a period archway, quarry tiled flooring and a composite front door.

The beautifully established rear garden boasts a generous size with a well-kept lawn, a fantastic, raised patio area for outdoor entertaining and mature plantings. The enclosed garden also features outdoor electrics, a timber shed, summer house and a gate to the front elevation.





Living Room - 3.61m x 3.51m (11'10" x 11'6") max

Dining Room - 3.73m x 3.61m (12'3" x 11'10") max

Kitchen/Breakfast Room - 7.54m x 2.72m (24'9" x 8'11")

Utility Room - 2.44m x 1.19m (8'0" x 3'10")

Bathroom - 2.44m x 2.21m (8'0" x 7'3")

Main Bedroom - 4.67m x 3.63m (15'4" x 11'11")

Bedroom Two - 3.63m x 3m (11'11" x 9'10")

Bedroom Three - 2.69m x 2.13m (8'10" x 7'0")

Shower Room - 1.8m x 1.47m (5'11" x 4'10")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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