



104 Northampton Road, Market Harborough

Guide Price **£700,000**


**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





104 Northampton Road

Market Harborough

Exceptional Victorian villa in prime Market Harborough. Over 2,270 sq ft, five double bedrooms, period features, flexible living, garden, parking options, and close to town centre and station.

Council Tax band: E

Tenure: Freehold

- Impressive Victorian family home in a sought-after location
- Over 2,270 sq ft of flexible living space
- Five generous double bedrooms and three bath/shower rooms
- Elegant reception rooms with original fireplaces and bay windows
- Beautifully appointed dining kitchen with breakfast bar
- Potential self-contained annexe for guests or multi-generational living
- Private gardens, off-road parking and substantial cellar storage
- Easy access to excellent schools, town centre amenities and London rail links





Exceptional Victorian Villa | Over 2,270 Sq Ft | Five Double Bedrooms | Superb Period Features | Flexible Accommodation | Prime Town Location

A truly exceptional Victorian family home, beautifully restored and sympathetically updated to combine grand period elegance with contemporary family living. Offering over 2,270 sq ft of versatile accommodation, five generous double bedrooms, multiple reception spaces and a superb corner position on one of Market Harborough's most sought-after residential roads, this is a rare opportunity to acquire a home of genuine character, scale and distinction.

Dating back to 1886, this handsome Victorian villa has been lovingly transformed by the current owners, carefully preserving the architectural details that make properties of this era so desirable while introducing the quality, comfort and flexibility expected of a modern family home.

From the moment you approach, the property commands attention with its attractive Victorian façade, elegant bay windows and welcoming open porch. Stepping inside, the impressive entrance hall immediately sets the tone, featuring a beautiful original staircase, high ceilings and a wealth of period charm that continues throughout the home.

At the heart of the property is the stunning family dining kitchen, thoughtfully designed as the main hub of the home. Finished to a high standard with quality appliances, generous preparation space and a sociable breakfast bar, it provides an exceptional space for both everyday family life and entertaining. The elegant bay-fronted sitting room offers a more traditional reception space, featuring a beautiful period fireplace, ornate detailing and an abundance of natural light.

To the rear, the superb garden room creates a wonderful connection between the house and garden, with bi-fold doors opening onto the outside space and creating a fantastic year-round entertaining area. This flexible section of the property also incorporates a generous second reception room and contemporary shower room, offering a wealth of potential as a family room, home office, guest accommodation, teenager's retreat or even a self-contained annexe-style space, subject to any necessary consents.

The first floor provides three excellent double bedrooms, each retaining charming original fireplaces, together with a stylish family bathroom. The second floor offers two further spacious double bedrooms and an additional shower room, creating an ideal arrangement for larger families, guests or those requiring additional flexibility.

Throughout the property, original Victorian features have been beautifully retained, including sash windows, stained-glass detailing, ornate cornicing, feature fireplaces and impressive ceiling heights. These character elements combine effortlessly with modern improvements to create a home that feels both timeless and highly practical.

A particular practical advantage is the property's unusually useful parking arrangement. While the property does not have formally designated off-road parking, the garden is accessed via a substantial double gate positioned behind an existing dropped kerb, providing the opportunity to bring vehicles into the garden. The frontage and gated access also offer useful flexibility for parking immediately outside the property. In addition, the current owner separately owns a block of garages which may be available to purchase by separate negotiation, providing an excellent opportunity to secure further secure parking, storage if required or to potentially extend the garden.

Externally, the gardens wrap around the front and side of the property, providing attractive outdoor space with mature planting and areas for children to enjoy. The rear garden offers a private and relatively low-maintenance setting, with patio seating providing an ideal spot for summer entertaining. Useful brick-built storage and two substantial cellars further enhance the property's practicality, providing excellent additional storage space and future potential.

Perfectly positioned within approximately half a mile of Market Harborough town centre, the property is ideally placed for enjoying the town's excellent range of independent shops, cafés, restaurants, leisure facilities and highly regarded schools. Market Harborough's mainline railway station is also within easy reach, providing direct services to London St Pancras in around an hour.

Offering a rare combination of Victorian grandeur, exceptional space, beautifully preserved period character and an enviable town-centre location, this magnificent villa represents a unique opportunity to secure one of Market Harborough's most distinctive family homes.





Approximate Gross Internal Area
254.1 sq. m. (2736 sq. ft.)



Cellar
Floor area 41.5 sq.m. (447 sq.ft.) approx

Ground Floor
Floor area 90.1 sq.m. (970 sq.ft.) approx

First Floor
Floor area 74.5 sq.m. (802 sq.ft.) approx

Second Floor
Floor area 48.0 sq.m. (517 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · mkt.harboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.