



HENDERSON
CONNELLAN
For sale
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**HENDERSON
CONNELLAN**
ESTATE AGENTS

“Central Location with Park Outlook”

This beautifully presented Victorian residence is offered for sale in beautiful condition in a desirable town centre location, with a rear outlook on to a park and a single garage!



Highfield Street
Market Harborough
LE16 9AN





Sought after, established, residential location situated within walking distance of the town centre, neighbouring green and local amenities, the property offers convenience on its doorstep.

Well-proportioned living room with a bay window to the front elevation, feature chimney breast, high ceilings, deep moulded coved corning and attractive engineered oak flooring.

The stunning dining room is open into the kitchen with continued engineered oak flooring with chimney breast and fitted cupboard.

A beautifully presented contemporary kitchen fitted with a range of eye and base level units complemented by a square edged wood effect work surfaces, and stylish white metro-tiled splashbacks. The kitchen includes a five-ring gas hob with stainless steel extractor over, integrated single oven, space for a dishwasher. The beautiful engineered oak flooring continues in the kitchen and a door leads out to the garden.

Generous WC/utility room comprising a WC, a pedestal wash hand basin, attractive tiled flooring and plumbing for a washing machine and tumble dryer.

The first floor accommodation is wider than the ground floor as it benefits from the additional floor space going over the walkway.

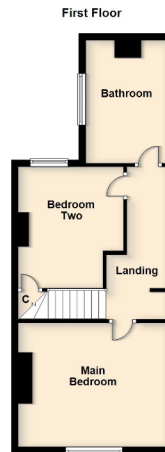
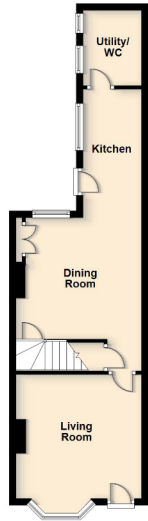
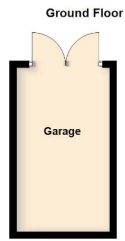
There are two well proportioned, double bedrooms with high ceilings to the first floor with the second bedroom offering an over-stairs cupboard.

Spacious and extremely well-appointed four piece family bathroom with a WC, a pedestal wash hand basin, a panel enclosed bath and a large fully enclosed double shower and vinyl flooring. There is built storage housing the Glow-Worm combi boiler.

A traditional frontage of a low level brick wall and low maintenance gravelled frontage leads to the uPVC front door.

The rear garden has been beautifully landscaped with an elevated gravelled area suitable for entertaining with raised timber railway sleeper retainers, original blue brick pathway, composite decking, rear access and a single garage.





Living Room
4.09m x 3.73m (13'5" x 12'3") into bay

Dining Room
4.52m x 3.73m (14'10" x 12'3") max

Kitchen
3.51m x 1.78m (11'6" x 5'10")

Utility/WC
2.24m x 1.78m (7'4" x 5'10")

Main Bedroom
4.37m x 3.63m (14'4" x 11'11")

Bedroom Two
3.61m x 3.43m (11'10" x 11'3") max

Bathroom
3.63m x 2.44m (11'11" x 8'0")



*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

