



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lathkill Street

2 1 2



"Period Perfection!"

After undergoing extensive modernisation with a high quality kitchen/dining room, utility area with guest WC and an immaculate interior, this two bedroom period property is sure to tick all of the boxes!

Offered for sale with NO CHAIN

Highly sought after residential location, situated on an established street within walking distance of Market Harborough's thriving town centre, local amenities and the train station offering excellent commuter links into London.

Entrance is gained through the composite front door into the inviting hallway featuring exposed timber floorboards, a period arch and stairs rise to the first floor.

Open plan living/dining room creating a fantastic entertaining space boasting a wealth of character with charming period features.

The well-proportioned living room is situated to the front elevation with two windows to the front west facing aspect, a gorgeous gas fireplace and a generous opening through to the dining room.

Formal dining room with exposed timber floorboards, alcoves for recessed storage if required, ample space for a dining table and chairs and French doors lead out to the garden.

Contemporary kitchen finished to an exceptionally high standard after being tastefully modernised with tiled flooring benefiting from under floor heating and a stylish 'Howdens' kitchen. The kitchen comprises an array of high gloss eye and base level units, a square edge worktop, tiled splash backs and a stainless steel sink with draining board. There is also an integrated oven, a four ring gas hob with extractor hood over, an integrated fridge/freezer and dishwasher. The kitchen also benefits from a breakfast bar island with additional storage, space for bar stools and access to the under stairs pantry cupboard.

Separate utility room of a generous size with a stainless steel sink, worktop and additional space and plumbing for a washing machine and tumble dryer. The utility also offers rear access out to the garden and to the guest WC.

Stairs rise to the first floor landing of a generous size with a loft hatch providing access to the attic, two bedrooms and the main bathroom.

Two immaculately presented bedrooms, both double in size with the main bedroom spanning the width of the property with two feature windows.

Beautifully appointed bathroom being larger than you would expect with access to the airing cupboard housing the Worcester combi boiler and a four piece suite. The four piece suite incorporates a double width shower enclosure with full height tiling, a curved panelled bath with central taps, a vanity enclosed wash hand basin and a low level WC.

The period property is neatly retained by a low level brick wall with a small paved frontage and a blue brick paved pathway leads to the front door. The rear garden is partly enclosed by a period red brick wall and has been professionally landscaped with a contemporary paved patio area perfect seating and entertaining. There is also a generous slate chipping section offering a low maintenance design and a secure gate provides rear access.





- Living Room - 3.25m x 3.2m (10'8" x 10'6")
- Dining Room - 3.45m x 3.35m (11'4" x 11'0")
- Kitchen - 3.23m x 2.41m (10'7" x 7'11")
- Utility Room - 2.49m x 2.31m (8'2" x 7'7")
- WC - 1.17m x 0.84m (3'10" x 2'9")
- Bedroom One - 4.27m x 3.18m (14'0" x 10'5")
- Bedroom Two - 3.48m x 2.57m (11'5" x 8'5")
- Bathroom - 3.51m x 2.44m (11'6" x 8'0")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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