



“Character Charm with a Contemporary Twist!”



253 Welland Park Road
Market Harborough
LE16 9DP



“Character Charm with a Contemporary Twist!”

Boasting a two storey rear and side extension, a Juliette balcony and a generous flexible living space, this four bedroom period property is sure to impress retaining a wealth of period charm and a host of contemporary fixtures and fittings, offering the perfect blend of old and new.





Property Highlights

Built in 1934 and featuring a fantastic south facing garden, the property retains a wealth of beautiful original features including traditional panelled doors, exposed flooring, high ceilings and picture rails.

Entrance is gained through a composite front door into a welcoming and newly decorated entrance hall boasting original solid oak flooring, a cloak area with granite tiled flooring, a storage cupboard beneath the staircase, a guest WC and stairs rise to the first floor.

Charming living room featuring traditional timber flooring, a delightful bay window to the front elevation, picture rails, and an exposed brick fireplace with a Morso multi-fuel burner. The room offers a generous size benefiting from a snug/reading area and French double doors to the dining/family area.

Fantastic, newly decorated kitchen benefiting from LED ceiling spotlights, granite floor and wall tiling, a separate utility room, a door to the side entrance and an opening to the dining/family room. The high-quality kitchen comprises a host of white gloss eye and base level units, a Silestone work-surface with a matching upstand, a Smeg sink with a mixer tap and draining board, a double oven, a four-ring induction hob, a Smeg dishwasher and space for a tall fridge and separate freezer.



Property Highlights

The utility/boot room offers continued granite flooring, fitted storage cupboards and space for a washing machine and a tumble dryer.

Stunning dining/family room offering a fantastic entertaining space with engineered oak flooring, dimmable LED ceiling spotlights, space for a large dining table and chairs, two velux windows, French patio doors out to the south facing garden.

Guest WC comprising granite floor and wall tiling, under stairs storage, a wash hand basin built within a vanity storage unit and a low-level WC.

Stairs rise to a galleried first floor landing, with continued original timber flooring, newly decorated, a light tunnel injecting natural light and a loft hatch to a partially boarded attic with a drop-down ladder and housing a brand new Baxi boiler with a 10 year warranty.

Four well-presented bedrooms in excellent decorative order with three bedrooms being double in size with built in storage/wardrobes, bedroom two being newly decorated and bedroom four offering an ideal single bedroom or home office.



Property Highlights

The impressive main bedroom offers a taste of luxury boasting a dressing area as you walk in, a Juliette balcony overlooking the south facing garden, high ceilings with a Velux window and electric blind and an en-suite shower room.

The modern en-suite comprises granite tiled flooring with underfloor heating, granite and ceramic wall tiling, a heated towel rail, LED ceiling spotlights, a light tunnel, and a white three-piece suite. The suite incorporates a double width shower cubicle with a rainwater shower head and additional shower wand, a wall hung wash hand basin and a low-level WC.

Fantastic family bathroom featuring granite tiled flooring with underfloor heating, granite and ceramic wall tiling, a heated towel rail, LED ceiling spotlights, a light tunnel, and a white four-piece suite to include an oversized bath, a shower cubicle, a wall hung wash hand basin and a low -level WC.





Outside

Set back from the road the property boasts a neat and attractive frontage, enclosed by a well-manicured hedgerow, and features off road parking for two cars, a wooden store and a gate to the side of the property providing covered and well-lit access to the rear garden and utility room.

The delightful and extensive south facing rear garden is a true sun trap and is much larger than you'd expect with a variety of sections to enjoy throughout the day.

Directly adjoining the property is a paved patio area, ideal for outdoor entertaining and offering a good degree of privacy.

There is also a fantastic, covered seating area perfect for those summer and winter evenings with fitted lighting, an open fire/BBQ and a door to the summer house/store which could be easily converted to a home office or gym with a window, lighting and power sockets.

The remainder of the well-established garden is laid to lawn with a host of planted borders, a mature apple tree and a timber shed.

The garden also benefits from an additional shed, a wood store, outdoor sensor lighting and a hot and cold outdoor tap.

Measurements

Living Room -
6.6m x 3.66m (21'8" x 12'0") max
excluding bay

Kitchen -
5.89m x 3.53m (19'4" x 11'7") max

Utility -
2.16m x 1.96m (7'1" x 6'5")

WC -
1.83m x 1.73m (6'0" x 5'8")

Main Bedroom -
4.57m x 3.2m (15'0" x 10'6")

En Suite -
2.92m x 1.19m (9'7" x 3'11")

Bedroom Two -
3.2m x 2.82m (10'6" x 9'3") excluding bay

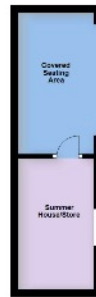
Bedroom Three -
3.53m x 3m (11'7" x 9'10")

Bedroom Four -
3.96m x 1.52m (13'0" x 5'0")

Bathroom -
3m x 2.9m (9'10" x 9'6")

Summer House/Store -
3.58m x 2.03m (11'9" x 6'8")

Covered Seating Area -
3.86m x 2.03m (12'8" x 6'8")



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