



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Patrick Street, Market Harborough

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“Attention First Time Buyers”

Situated in an established residential location within close walking distance to the town centre, this newly decorated Victorian terraced property boasts period charm, high ceilings, brand new carpets throughout, two double bedrooms and a south facing garden!

Conveniently located within close walking distance to the town centre, Little Bowden recreation ground, and the train station with links to London St Pancras within an hour.

Entrance is gained into the dining room featuring a fitted floor mat, a period feature fireplace and recessed cabinetry storage.

Well-proportioned living room boasting a neutral decor, a period feature fireplace and access to the useful under stairs storage cupboard with a stripped timber internal door. The light and airy room offers a south facing aspect to the rear elevation overlooking the garden, and with a generous window injecting an abundance of natural light.

Fitted kitchen comprises tiled flooring, two windows and a rear door out to the garden. The kitchen features an array of eye and base level units, a square edge worktop with tiled splashbacks and a stainless steel sink with draining board. There is also a free standing cooker and space for a fridge/freezer and washing machine.

Stairs rise to a first floor landing with timber panelled doors leading to the bedrooms and bathroom.

Two bedrooms benefitting from being double in size with the main bedroom positioned to the front elevation and bedroom two with a storage cupboard and overlooking the south facing garden.

The bathroom comprises tiled effect flooring, an airing cupboard, ceramic wall tiles and a white three piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low level WC.

The property is set back from the road, enclosed by a charming low level brick wall and a paved courtyard.

The south facing garden is designed with low maintenance in mind featuring a block paved patio, a gravelled section and planted borders.

Living Room - 3.33m x 3.07m (10'11" x 10'1")

Dining Room - 4.19m x 3.43m (13'9" x 11'3")

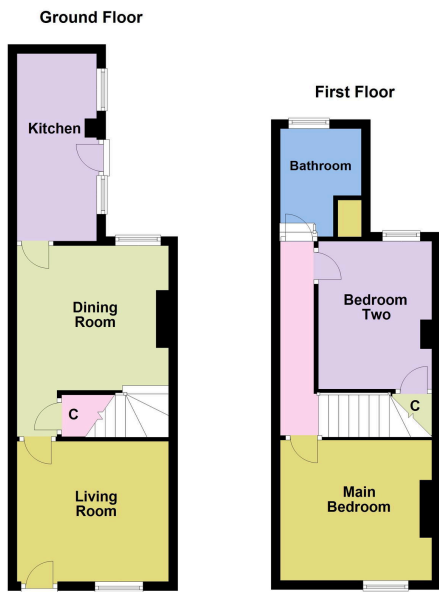
Kitchen - 4.17m x 1.75m (13'8" x 5'9")

Main Bedroom - 3.33m x 3.07m (10'11" x 10'1")

Bedroom Two - 3.25m x 2.44m (10'8" x 8'0")

Bathroom - 2.39m x 1.78m (7'10" x 5'10")





- South Facing Garden
- Close to Town
- Period Property
- Walking Distance to the Train Station



63 High Street, Market Harborough,
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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.

