



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 14 Old School Mews, Market Harborough

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### “Prime Location”

Boasting off road parking and a garage, this impressive three-bedroom, end of terrace property is situated in a prime location just a short walk from the town centre!

Conveniently located within close walking distance to the town centre with a variety of independent local shops and restaurants, local schools, other amenities and the train station with links to London St Pancras within an hour.

Entrance is gained into the charming entrance hall with attractive engineered oak flooring, LED ceiling spotlights, access to the cloakroom cupboard and the guest WC. The stairs rise to the first-floor landing and there is also access to a useful under stairs storage cupboard.

Well-presented and modern kitchen situated to the front elevation offering a private front aspect, LED ceiling spotlights and tiled flooring. The kitchen features a host of high gloss eye and base level units, a roll top work surface with up stand, a single bowl sink with draining board and a ‘Bosch’ integrated double oven and a four-ring gas hob with concealed extractor hood over. There is also a ‘Bosch’ integrated dishwasher and space for a fridge/freezer and washing machine.

Beautifully appointed living/dining room offering a fantastic open plan space with continued attractive engineered oak flooring, an immaculate decor and ample space for living and dining. There is also a window overlooking the rear garden and rear door leading out, injecting an abundance of natural light.

Guest WC featuring a side window and incorporating a two-piece suite to include a modern enclosed WC and a vanity enclosed wash hand basin.

Stairs rise to a galleried first floor landing with a generous airing cupboard.

Three well-presented bedrooms featuring a neutral decor with two bedrooms being double in size and bedroom three offering a large single room.

Family bathroom comprising ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over and wash hand basin and low-level WC built within a vanity storage unit.

Single garage with a manual up and over door, a side personnel door and benefitting from power and light. The garage roof area has been partly boarded out to create extra storage.

Nestled down a desirable cul de sac, just a stone’s throw from the town centre, the property occupies a fantastic private end of terrace position with a garage and gardens.

The front of the property features iron fencing and a low maintenance stone frontage. The block paved garage driveway leads to the garage and a further path leads to the front door and side gate. The rear garden offers a low maintenance design featuring a paved patio area, ideal for seating and is surrounded by established plants and shrubbery. A paved path leads to the front of the property via a timber gate.





- Living/Dining Room - 5.13m x 4.5m (16'10" x 14'9") max
- Kitchen - 2.82m x 2.64m (9'3" x 8'8")
- WC - 1.63m x 0.94m (5'4" x 3'1")
- Main Bedroom - 3.89m x 3.05m (12'9" x 10'0") max
- Bedroom Two - 3.23m x 3.05m (10'7" x 10'0") max
- Bedroom Three - 2.9m x 2.24m (9'6" x 7'4")
- Bathroom - 2.21m x 1.73m (7'3" x 5'8")
- Garage - 5.28m x 2.59m (17'4" x 8'6")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

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.

