



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashfield Road, Market Harborough, LE16 7LX

Fixed Price £450,000

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'A Rare & Exciting Opportunity'

Perfectly positioned within a highly desirable location, within close proximity into Market Harborough's town centre, this five-bedroom period property offers a rare and exciting opportunity for investors and developers, boasting generous proportions and a single garage/rear access (offering potential to create a separate residence or annex, subject to relevant consent).

Currently used as a seven-bedroom boarding school accommodation, set over three floors, the property benefits from a flexible floorplan with its multiple reception rooms, bathrooms and central location making it an ideal HMO (house in multiple occupation)!

Situated within walking distance of the town centre' amenities, local supermarkets, the train station and local schools.

Welcoming entrance hall boasting traditional timber floorboards, an under-stairs cupboard and stairs rise to the first floor.

Well-appointed living room positioned to the front elevation boasting a dual aspect flooding the room with natural light with a bay window, high ceilings, a picture rail and a fireplace.

Formal dining/second reception room overlooking the garden with a picture rail, period fireplace and two doors provide access to the garden.

Open plan kitchen/dining room boasting a bay window to the side elevation, traditional timber flooring and space for a large dining table and chairs.

The kitchen area features a dual aspect, an exposed beamed ceiling/, tiled flooring, LED ceiling spotlights, ceramic wall tiles, base level units, a roll top work-surface and a one and a half bowl sink with a mixer tap and draining board. Appliances include a single oven, a four-ring gas hob and space for a washing machine and a fridge freezer.

A hallway off the dining area provides access to a guest WC and side door to the garden.

Guest WC comprising a wall hung wash hand basin and a low-level WC.

Stairs rise to the first floor benefitting from access to a bathroom, shower room, WC and three out of the five bedrooms all currently with lockable fire doors, due to its formal house of multiple occupancy use.

All three bedrooms are neutral in decor with the largest bedroom boasting a dual aspect featuring a bay window and period fireplace and the second bedroom offering a fitted wardrobe and en suite shower room. The en suite has access to the airing cupboard with the Worcester boiler situated and a three-piece suite to include a fully tiled enclosed shower, a low-level WC and a pedestal wash hand basin.

Fitted bathroom with a panel enclosed bath featuring a shower over and screen and a pedestal wash hand basin.

Shower room incorporating a fully tiled and enclosed shower cubicle and a pedestal wash hand basin.

Separate WC with a low-level WC.

A further staircase rises to the top floor with access to bedroom four and five with raked ceilings, storage and Velux windows.

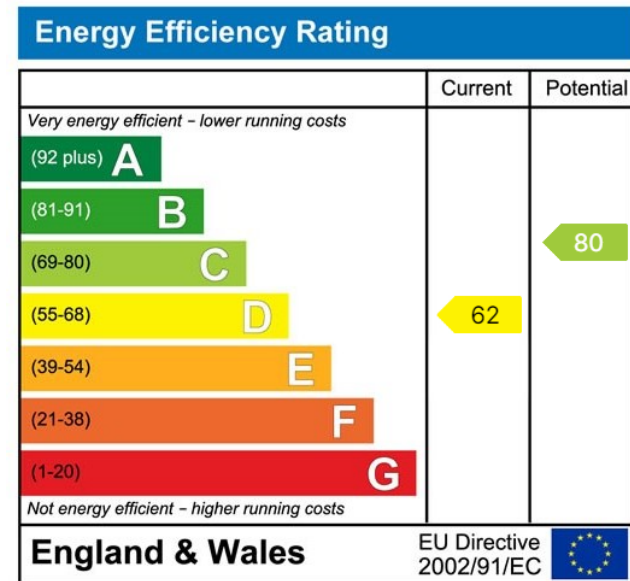
Occupying a desirable corner position the property features a generous frontage with a gravelled driveway providing off road parking for two cars, a paved pathway to the open porch and a side gate to the rear garden.





Total area: approx. 170.5 sq. metres (1835.4 sq. feet)

- Single garage/rear access (offering potential to create a separate residence or annex, subject to relevant consent).
- Potential for Modernisation



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.

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

