



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

### 3 Gladstone Street, Market Harborough

2 1 2



## “Period Perfection”

Offering a perfect blend of character and modern living, this charming two bedroom period property boasts a well presented interior, a south facing garden and a convenient location situated within close walking distance of Market Harborough’s thriving amenities!

Situated in the heart of Market Harborough, this property benefits from a sought-after town location with the thriving town centre and wide range of amenities within walking distance. Excellent transport links, including a direct rail service to London St Pancras, make commuting easy, whilst also being within a stone’s throw of Little Bowden Park.

Entrance is gained into the well-proportioned and beautifully appointed dining room featuring laminate flooring, attractive panelling and recessed cabinetry storage with fitted shelving. There is also a feature fireplace and window injecting an abundance of natural light.

Immaculately presented living room with continued laminate flooring, a view of the south facing garden beyond and a feature electric log burner style fire with exposed brick hearth.

Modern kitchen featuring tiled flooring, a host of windows and a side door leading out to the garden. The galley style kitchen benefits from a host of eye and base level units, a square edge worktop with upstand, a stainless steel one and a half bowl sink with draining board; an integrated oven with a four ring gas hob and extractor hood over. There is also space for a fridge/freezer and washing machine. Stairs rise to the first floor with access to two good sized bedrooms, a main bathroom and the loft hatch leading to the partially boarded attic.

Two good sized bedrooms, both with two feature windows and second bedroom boasting a fitted storage cupboard.

Family bathroom with painted timber floorboards, a heated towel rail and a three piece suite which comprises of a newly fitted panel enclosed bath with electric shower over, screen and glass panel, a low level WC and a pedestal wash hand basin.

The property boasts a charming small forecourt frontage, with a neatly paved path leading up to the front door. This inviting entrance offers a welcoming first impression and there is also side access to the rear garden via a cast iron gate.

The delightful south-facing garden is beautifully enclosed by a charming period wall, adding character and privacy. A blue brick paved area creates an attractive focal point, complemented by a gravel section, perfect for decorative planting or additional seating. The garden also features a paved seating area and access to the timber constructed shed.

**Living Room** - 4.47m x 3.35m (14'8" x 11'0") max

**Dining Room** - 3.35m x 3.12m (11'0" x 10'3")

**Kitchen** - 4.72m x 1.63m (15'6" x 5'4")

**Main Bedroom** - 3.38m x 3.12m (11'1" x 10'3")

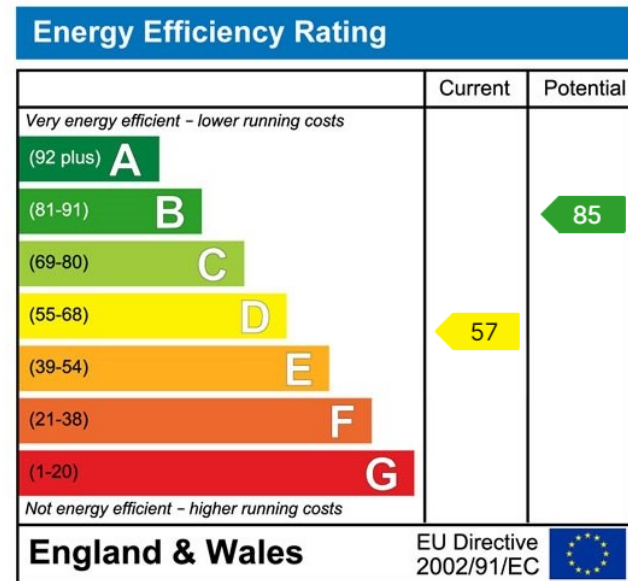
**Bedroom Two** - 3.43m x 2.41m (11'3" x 7'11")

**Bathroom** - 4.72m x 1.63m (15'6" x 5'4")





- Well Presented
- Two Bedrooms
- Upstairs Bathroom
- South Facing Garden



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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.

