



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Logan Street, Market Harborough

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### A Charming Opportunity!

Boasting generous proportions, a south facing garden and retaining a wealth of charm with uPVC sash windows and character features, this two bedroom period property offers a fantastic opportunity for first time buyers or investors!

Situated in the heart of Market Harborough, within walking distance of the neighbouring park, the local town, Welland Park Academy, and the train station.

Entrance is gained through the composite front door into the beautifully appointed dining room featuring a bay window with uPVC sash windows, laminate flooring, a picture rail and a period cast iron fireplace offering a wealth of charm. There is also access to the useful under stairs storage cupboard.

Well-presented living room with continued laminate flooring, a sash window overlooking the rear garden and a feature 'Flavel' multi-fuel burner.

Modern fitted Kitchen with tiled flooring, two feature windows and a side door out to the garden. The Kitchen comprises a range of shaker style eye and base level units, a roll top work surface, a stainless steel one and a half bowl sink with draining board, an integrated oven and a four ring electric hob with extractor hood over. There is also space for a washing machine and access into the utility area benefiting from additional space for appliances such as a fridge/freezer and tumble dryer (appliances not included).

First floor landing with access to the loft via hatch.

Two generously proportioned double bedrooms boasting uPVC sash windows, feature fireplaces and access to a storage cupboard in the main bedroom.

Beautifully decorated bathroom featuring a four piece suite comprising a low level WC, a floor standing vanity unit with basin, bath, walk-in double shower and a heated towel rail.

Neatly enclosed by a low level brick wall and gate, the property features a neat small frontage with slate chippings and a paved path leads to the front door.

The south facing rear garden is mainly laid to lawn with blue brick paving and grey slate chippings leading out from the back door. There is an outbuilding providing excellent storage with the potential to be used as a summerhouse. The garden is neatly fenced creating a good level of privacy. A timber table and seated area provides an excellent space for entertaining. There are ample storage areas including two log store areas and an additional brick built shed. Access to the front of the property is gained through a timber gate and through neighbouring properties. No neighbours have access through this property.





- Living Room 12' 1" x 11' 4" (3.68m x 3.45m)
- Dining Room 11' 5" x 11' 3" (3.48m x 3.43m)
- Kitchen 13' 0" x 6' 5" (3.96m x 1.95m)
- Utility Room 5' 5" x 4' 7" (1.65m x 1.40m)
- Main Bedroom 11' 7" x 11' 4" (3.53m x 3.45m)
- Bedroom Two 12' 1" x 8' 4" (3.68m x 2.54m)
- Bathroom 13' 0" x 6' 5" (3.96m x 1.95m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

