



**HENDERSON
CONNELLAN**
ESTATE AGENTS

20 Leicester Road, Market Harborough LE16 7AU

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“Period Proportions!”

Situated in an established residential location just a short walk from the town centre, this impressive four-storey Victorian townhouse boasts generous proportions throughout, four double bedrooms, off road parking and a spacious rear garden!

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, local primary and secondary schools, and the train station with excellent commuter rail links to London St Pancras within an hour.

Entrance through the solid timber front door leading into the spacious and modern kitchen/breakfast room comprising high quality LVT flooring, a contemporary wall-mounted radiator, a door down to the cellar and double doors open through to the conservatory.

The kitchen comprises a host of sage green eye and base level fitted units, quartz work surfaces with upstand, an inset composite white sink with draining board, a Bosch double oven, a five-ring gas hob, a larder fridge and larder freezer, an integrated washing machine, an integrated dishwasher and a breakfast bar with space for four stools.

Light and airy conservatory with laminate flooring, French doors opening out to the garden and access to the guest WC with a white two-piece suite.

Spacious and open places living/dining room boasting a dual aspect with bay windows to the front and rear, a beautiful decorative Victorian fireplace with a metro tiled hearth, recessed storage and stairs flow up to the first-floor landing.

First floor landing with a window to the rear elevation and stairs flowing up to the second floor.

Spacious main bedroom with dual aspect windows and an en suite shower room. The en suite comprises laminate flooring and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a double width shower enclosure with an electric shower over.

Bedroom three benefits from being double in size with a large front aspect window injecting natural light.

Family bathroom comprising solid timber flooring, recessed storage and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a ball and claw foot bath either a central tap and additional shower wand.

Second floor landing with a window to the rear elevation and offering an ideal snug or the potential to be utilised as a dressing room.

Second bedroom benefitting from dual aspect windows and an en suite shower room with a white three-piece suite.

Bedroom four also benefits from being double in size with a large front aspect sash window.

Situated on the established road a gravelled driveway flows up to the property providing off road parking for two cars and a large timber shed provides additional storage. The rear garden is larger than you might expect and features a paved patio leading from the rear doors and timber steps flow up to a sweeping astroturf lawn. An apple tree sits to the right-hand side and a Wendy house to the left-hand side before flowing up to two raised decking areas, perfectly positioned to capture the best of the days sun and a timber shed provides additional storage.





- Living Room - 7.11m x 3.89m (23'4" x 12'9") excluding bays
- Kitchen/Breakfast Room - 7.21m x 3.05m (23'8" x 10'0")
- Conservatory - 3.56m x 2.64m
- Main Bedroom - 4.34m x 3.05m (14'3" x 10'0")
- En Suite - 3.07m x 1.17m (10'1" x 3'10")
- Bedroom Two - 3.94m x 3.05m (12'11" x 10'0")
- Bedroom Three - 3.89m x 2.72m (12'9" x 8'11")
- Bedroom Four - 3.78m x 2.72m (12'5" x 8'11")
- Snug - 4.04m x 2.97m (13'3" x 9'9")
- Bathroom - 2.95m x 2.24m (9'8" x 7'4")



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.

