

**HENDERSON  
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ESTATE AGENTS



**“Period Perfection”**



8 The Green  
Clipston  
Market Harborough  
LE16 9RS



## “Period Perfection”

Situated in the picturesque and highly sought-after village of Clipston, The Old Grange is a stunning red brick, double-fronted Victorian residence dating back to circa 1870 and boasts a wealth of period charm, a beautiful bespoke kitchen, three double bedrooms and off-road parking!





## Property Highlights

Conveniently located within walking distance to the village pub, church, village hall and Clipston Primary School. Market Harborough is also within close driving distance, with a variety of independent local shops and restaurants and a train station with direct links to London St Pancras within an hour.

Entrance is gained into the attractive double-fronted property with a charming entrance hall featuring stone tiled flooring, a period archway and stairs rise to the first floor.

Bespoke fitted kitchen finished to an exceptional standard with a high attention to detail and excellent craftsmanship, whilst boasting a modern country style feel. The kitchen features large stone tiled flooring, a generous sash window with plantation shutters and a traditional cast iron radiator. The solid wood painted kitchen comprises a range of eye and base level units, a roll top Quartz worktop with upstand, a Belfast sink, integrated dishwasher and an electric AGA recessed into a chimney breast with LED spotlights and a tiled splashback. There is a fantastic central, free-standing island perfect for food preparation or entertaining with space for bar stools and with a Quartz worktop and additional drawer storage.

Beautifully appointed living room with gorgeous red quarry tiled flooring, two sash windows injecting an abundance of natural light with stunning plantation shutters and a traditional, cast-iron radiator. The beautifully presented room offers a wealth of charm with a dado rail and an open fireplace with tiled hearth and surround.



## Property Highlights

Inner hallway with panelled walls to dado height, providing access to the rear garden via the part stain glass panelled door; access to the useful under stairs pantry cupboard, the guest WC and utility/boot room.

The generously proportioned utility/boot room benefits from continued red quarry tiled flooring, a host of base level storage, an oak worktop with tiled splashbacks and a Belfast sink. There is space for a dishwasher, washing machine and tumbler dryer and ample room for cloakroom storage.

Guest WC with a glazed window to the rear elevation, panelling to dado height and a two-piece suite to include a low-level WC and a wash hand basin.

Stairs rise to a naturally light first floor landing featuring a sash window to the side elevation, traditional timber floorboards and a loft hatch.

Three well-presented double bedrooms in excellent decorative order.

Fantastic main bedroom of a generous size, comprising a period picture rail, a cast iron radiator, ample space for a king size bed and wardrobes and a modern en-suite shower room.



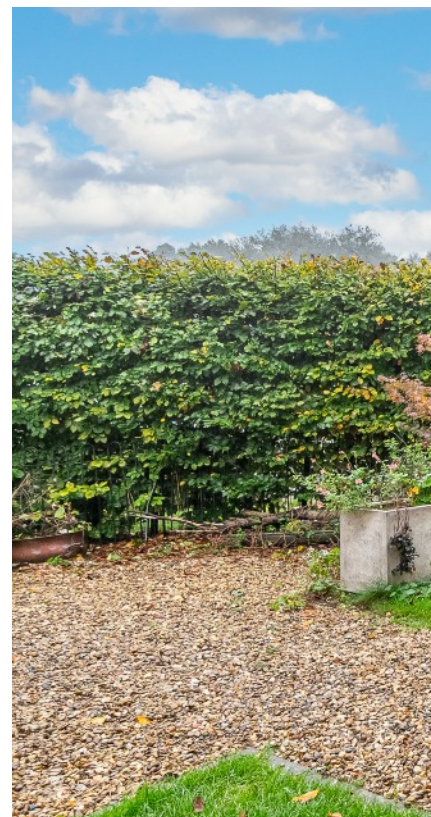
## Property Highlights

Luxury en-suite shower room featuring a heated towel rail, timber effect flooring, attractive wall tiles, a sash window with plantation shutters and a white three-piece suite. The suite incorporates a double width shower cubicle, a Burlington wash hand basin and a low-level WC.

The second bedroom offers traditional timber floorboards, a picture rail, a charming sash window with plantation shutters, fitted wardrobes, and a large storage cupboard with a window.

The third bedroom benefits from traditional timber floorboards, a large storage cupboard and a charming sash window with plantation shutters.

Family bathroom comprising traditional timber floorboards, ceramic wall tiles, a chrome heated towel rail, a sash window with fitted plantation shutters and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.





## Outside

The beautiful red brick Victorian frontage is striking as you approach the property through timber double gates, flowing into a gravelled driveway with parking for two to three cars, and enclosed by a high-level hedgerow adding a good degree of privacy. The garden benefits from a blue bricked patio leading from the rear doors with a red bricked boundary wall adding to the character of the beautiful Victorian property. Multiple sheds provide additional storage and the blue bricks flow seamlessly into a further patio area, perfectly positioned to capture the best of the days sun. A brick outhouse has been converted into a small workshop with a sliding door and the red brick wall flows around the remaining garden boundary. A well-maintained lawn area flows past a multitude of mature plantings and trees toward to the front of the property, to a timber shed with a composite roof and electric, perfect for those looking for a gym space or to convert to a home office.

# Measurements

Living/Dining Room

5.08m x 4.88m (16'8" x 16'0")

Kitchen

4.57m x 3.43m (15'0" x 11'3")

Utility/Boot Room

3.71m x 3m (12'2" x 9'10")

WC

1.83m x 0.97m (6'0" x 3'2")

Main Bedroom

4.9m x 3.84m (16'1" x 12'7")

En Suite

2.16m x 1.12m (7'1" x 3'8")

Bedroom Two

4.6m x 2.79m (15'1" x 9'2") max

Bedroom Three

3.78m x 3m (12'5" x 9'10")

Airing Cupboard

2.36m x 1.07m (7'9" x 3'6")

Bathroom

2.21m x 1.83m (7'3" x 6'0")



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