

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



**"Often Requested,  
Rarely Available!"**



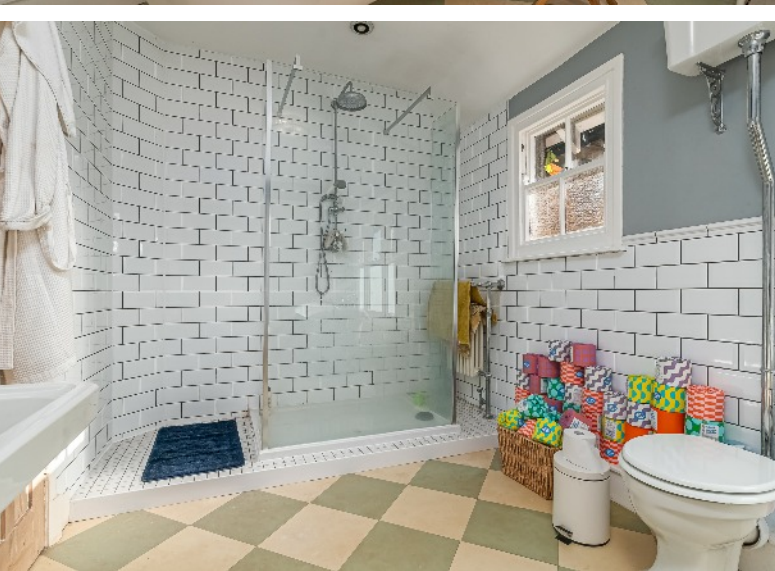
95 Logan Street  
Market Harborough  
LE16 9AW



## "Often Requested, Rarely Available!"

Dating back to the late 1800s, this charming three bedroom detached property ticks all of the boxes with its host of characterful features, single garage and driveway and its extensive proportions with an additional upstairs study/potential small fourth bedroom!





## Property Highlights

Immaculately presented throughout, this property is true period gem with its deceiving dimensions and large garden, whilst being finished to a high standard and being offered for sale with NO CHAIN.

Sought after residential location within walking distance of the town centre, Welland Park, local amenities and the train station with excellent commuter links into London in under one hour.

Entrance is gained through the truly charming timber and stain glass panelled front door into the inviting entrance hall. The characterful hallway boasts a gorgeous, original Minton tiled floor and features a wide period detailed arch, a picture rail and stairs rise to the first floor. There is ample space for coats and shoes storage and access to the useful under stairs storage cupboard.

Well-proportioned and bay fronted living room situated to the front elevation with exposed timber floorboards, a feature side window and a stunning open fireplace recessed into a ornate inglenook, with decorative tiled surround and hearth and a solid wood mantle.

Second reception room offering an alternate living area and currently used as a generous play room with a beautiful bay window overlooking the south-west facing garden, a picture rail and a stunning feature fireplace with decorative period tiling.



## Property Highlights

Guest WC of a generous size with a feature window, a recessed storage area with shelving and a two piece suite to include a 'Twyfords' pedestal wash hand basin and a low level WC.

Well-presented dining room with a gorgeous feature log burner opening through into the kitchen allowing the light to travel through and giving a sense of open plan. This wonderful room enjoys exposed timber floorboards, a side bay window and recessed fitted cabinetry.

Fantastic kitchen/breakfast room with a chequered floor, windows overlooking the garden, a side door leading out to the patio area and offering excellent space for entertaining. The kitchen features a host of base level cabinetry and shelving, a Rangemaster Belfast sink with gold taps, a range style 'Belling' cooker and space for a fridge/freezer, dishwasher and washing machine.

Stairs rise to the first floor featuring an ornate staircase, high part raked ceilings and access to the loft hatch.

Three double bedrooms with an additional study or nursery room all in excellent decorative order with a wealth of character including sash windows, deep skirting boards, three of which benefit from fitted storage and two rooms boasting exposed timber floorboards.

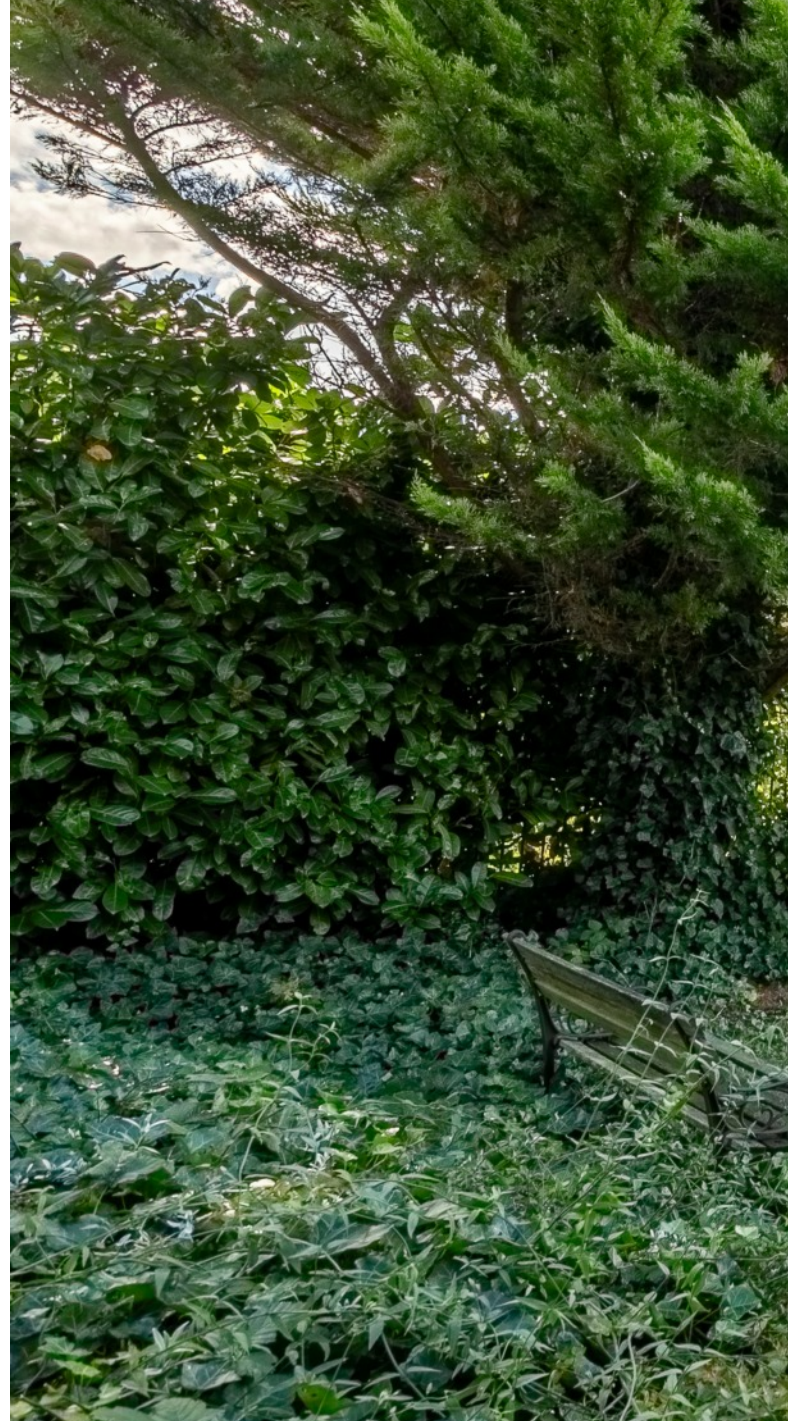


## Property Highlights

The main and second bedroom both feature dual aspects being incredibly naturally light and feature a period fireplace.

The study room could be used as a nursery or small single bedroom with access to a fitted storage cupboard.

Extremely well proportioned bathroom formally two rooms but knocked into one luxury bathroom oozing with character and charm. This elegant room features a four piece suite to include an oversized walk in shower, a roll top with claw feet bath, a high level WC and a 'Royal Doulton' pedestal wash hand basin. There is access to the airing cupboard housing the hot water cylinder, an exposed brick chimney and two internal doors.





## Outside

Neatly enclosed by a low level picket fence and gate, this attractive period property with beautiful wisteria features a gravelled frontage with a wealth of established shrubbery and a paved path leads to the front door. A hard standing driveway is situated to the side elevation and provides off road parking for one car with access to the single garage and side access to the rear garden.

The rear garden is of an extensive size and boasts a desirable south facing aspect with a variety of sections. There is a generous, contemporary paved patio area ideal for seating and entertaining with a covered pergola and steps lead down to the main lawn. The extensive main lawn benefits from an array of established trees and shrubbery, vegetable patches and access to a small Wendy house.



## Measurements

### Kitchen/Breakfast Room

6.22m x 3.33m (20'5" x 10'11")

### Dining Room

3.63m x 3.33m (11'11" x 10'11")

### WC

2.39m x 1.78m (7'10" x 5'10")m²

### Living Room

4.09m x 3.96m (13'5" x 13'0")

### Second Reception Room

4.24m x 3.71m (13'11" x 12'2")

### Main Bedroom

3.71m x 3.66m (12'2" x 12'0")

### Bedroom Two

3.96m x 3.4m (13'0" x 11'2")

### Bedroom Three

3.33m x 2.41m (10'11" x 7'11")

### Bedroom Four/Study

3.48m x 1.5m (11'5" x 4'11") ma

### Bathroom

4.93m x 2.39m (16'2" x 7'10")



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