



Northampton Road, Market Harborough, LE16 9HF



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**SHELDON
BOSLEY
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Property Description

A sympathetically refurbished and exceptionally spacious 4 bedroomed bay fronted Victorian villa occupying a convenient setting just to the south of the thriving town of Market Harborough, handy for a wide range of local amenities.

Arranged over three floors with over 1,600 sq ft, the property benefits from mostly gas fired central heating and double glazed windows, and is approached via an attractive front garden and an entrance hall with a feature tiled floor, sitting room with open fireplace and bay window to front, separate dining room with patio doors leading out to the rear garden, fitted cloakroom/wc, spacious dining kitchen fitted to a high specification, with a useful utility room to the rear.

On the first floor is a large principal bedroom to the front with bay window, two further double bedrooms and a recently refitted bathroom.

On the upper floor off a small landing is a large attic store, and an impressive bedroom of excellent size with en-suite shower room.

The rear garden is attractively landscaped with an extensive paved patio, lawn with stepping stone path, well stocked flower and shrub borders and timber garden shed. Further paved area and wooden gate providing access to shared path.





Key Features

- 4 Bedroom Victorian Villa
- Sympathetically Refurbished
- Exceptionally Spacious
- Full of Character
- Attractively Landscaped Rear Garden

**Realistic Offers
Considered
£495,000**

LOCATION

The property is located on a tree-lined avenue approximately 1/2 mile south of the thriving town centre of Market Harborough, which has excellent shopping and supermarket facilities, bars, restaurants, cafes, schools, a theatre and leisure centre. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

An elegant entrance feature tiled floor, stripped pine panelled doors off, staircase off with wooden balustrade and handrail, radiator with panelled casing, tall skirting boards and corniced ceiling.

SITTING ROOM

12'5" x 12'5" + bay

Wide bay window to front, pine boarded flooring, tall skirting boards, picture rail and corniced ceiling. period fireplace with cast-iron grate, bespoke built-in cupboard to side, radiator.

DINING ROOM

13'0" x 11'7"

Fireplace with wooden mantle and cast-iron burner on tiled hearth, double glazed patio doors leading out to the garden, radiator.

CLOAKROOM/WC

Stylishly appointed with low flush wc, wash hand basin with mixer tap over and cupboard beneath, wooden surface with tiled surround, window.

LIVING KITCHEN

21'8" x 9'0"

A bright spacious open plan living kitchen with 3 double glazed windows to the side and large sky light creating an abundance of natural light, dining area with radiator and oak effect flooring, beautifully appointed kitchen range with marble style worktops, sink unit with mixer tap over, base and wall cupboards, wine cooler, built-in oven and grill, ceramic hot plate with stylish extractor unit over, spaced for tall fridge freezer and dishwasher,

UTILITY ROOM

9'0" x 4'10"

Oak effect flooring, door leading out to the garden, side window, worktop with plumbing facilities for washing machine below,





FIRST FLOOR

LANDING

BEDROOM ONE

18'2" x 13'0" + bay

A stunning bedroom of excellent proportions with bay window and additional window to front, pine boarded flooring, picture rail, period fireplace and radiator within casement surround

BEDROOM TWO

11'7" x 13'0"

Built-in pine fronted wardrobe, radiator, window to rear.

BEDROOM THREE

9'2" x 9'0"

Pine boarded floor, window, radiator and period fireplace.

BATHROOM/WC

6'6" x 6'0"

Recently refitted white suite comprising panelled bath with shower and glazed screen over, wash hand basin on wooden base within cabinet surround, ceramic tiled surrounds, low flush wc, window.

UPPER FLOOR

LANDING.

with a large attic store off

BEDROOM FOUR

22'2" max x 13'2"

A spacious and versatile room with window to front elevation, two sky lights, pine boarded flooring, electric heating.

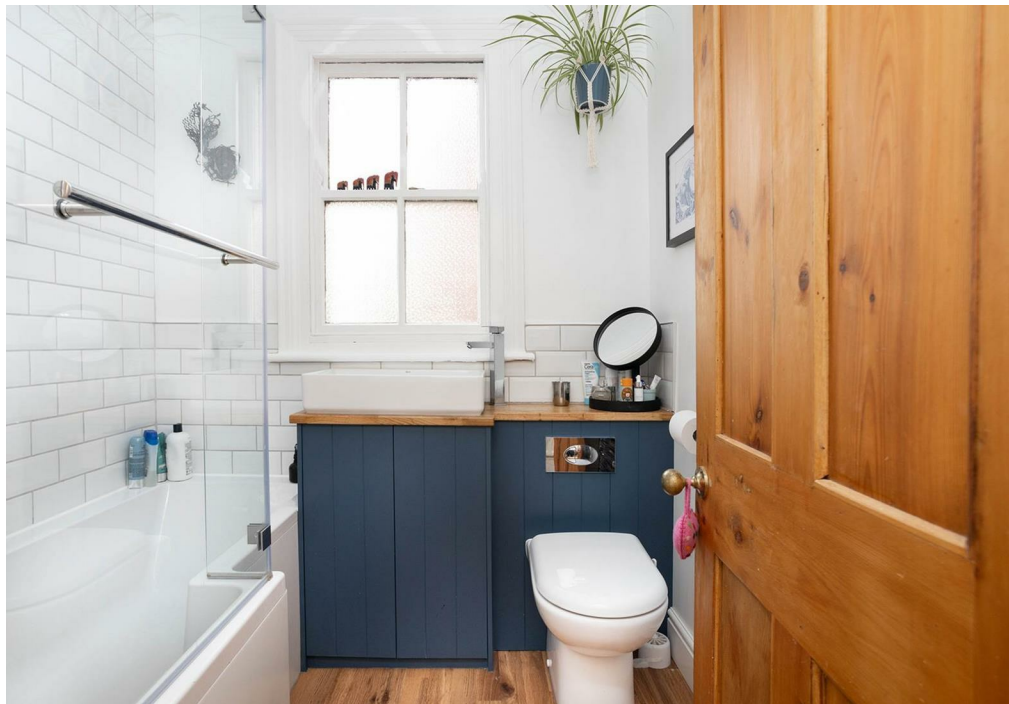
EN SUITE SHOWER ROOM/WC

Stylish white suite having shower unit, wash hand basin on wooden base with tiled splash, low flush wc, wood effect flooring and chrome heated towel radiator.

OUTSIDE

Attractive front garden with brick walled front boundary and mature hedge, wrought iron gate leading through to blue brick path, flower and shrub borders.

Landscaped rear garden with extensive paved patio, flower and shrub borders, lawn with stepping stone path leading to rear patio, timber garden shed, trellis surrounds with climbing plants, rear timber gate providing pedestrian access via shared path to Caxton Street.





Floorplan



Ground Floor

Floor Area (Gross Internal) 66.3 sq.m.
(714 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 56.3 sq.m. (606 sq.ft.) approx



Second Floor

Floor Area (Gross Internal) 29.8 sq.m.
(321 sq.ft.) approx

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EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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