

## 6 Cross Street, Market Harborough, LE16 9ES



**£290,000**

With floor space in excess of 1000 square feet arranged over three stories, this three bedroom end terraced property must be seen in person to be appreciated. The property is in extremely good order and offers a blend of period charm with modern fixtures and fittings. It is located on Cross Street, providing easy access into Market Harborough's vibrant town centre and its vast range of amenities. The accommodation briefly comprises a box bay fronted lounge with an archway through to the dining room and a 15ft 3in kitchen. To the first floor there are two well proportioned bedrooms, landing and a bathroom. To the second floor is a fantastic third bedroom converted within the original loft. To the outside, the property enjoys a good sized west facing garden to make the most of any afternoon and evening sunshine.

*Service without compromise*

Lounge 13'8" x 12'5" (4.17m x 3.78m)



Enter the property via a composite front door. There is a UPVC door opening into the living room where you find a double glazed box bay fronted window to the front aspect and a radiator. There is an archway through to the dining room.



Dining Room 11'9" x 9'5" (3.58m x 2.87m)



The dining room has a UPVC glazed window to the rear aspect and a radiator.



## Kitchen 15'3" x 7'6" (4.65m x 2.29m)



There are UPVC double glazed windows to both the rear and side aspects. The kitchen can also be entered by a UPVC double glazed side door from the outside. The kitchen is fitted with a range of modern wall and floor mounted kitchen units with worktops over, kitchen sink, electric double oven, gas hob with an extractor hood over, space and plumbing for a washing machine and a radiator. The kitchen benefits from a large understairs cupboard providing ample storage.



## First Floor Landing



Smoke alarm.

## Bedroom One 12'6" x 11'9" (3.81m x 3.58m)



UPVC double glazed window to the front aspect. Exposed floorboards. Radiator



## Bedroom Two 12' x 7'2" (3.66m x 2.18m)



UPVC double glazed window to the rear aspect. Radiator



## Bathroom 10' x 7'7" (3.05m x 2.31m)



Opaque double glazed window to the rear aspect. Three

piece white suite comprising W/C, wash hand basin, panelled bath with built in shower over and glazed shower screen. There is a cupboard housing the refitted combination gas central heating boiler.

## Second Floor Landing

There is a UPVC double glazed window to the rear and the door leading into bedroom three.

## Bedroom Three 15'3" (max) x 11'2" (max) narrowing to 6'5" (min) (4.65m (max) x 3.40m (max) narrowing to 1.96m (min))



UPVC double glazed window to the rear, radiator and a set of double doors through to the eaves storage space.





## Rear Garden



An access tunnel shared with the neighbours runs to the side of the house leading to the rear. There is a private gate that leads into the beautiful rear garden which enjoys a wonderful degree of privacy, almost feeling like a private oasis, which also faces a highly desirable westerly direction that is ideal for enjoying the afternoon and evening sunshine. There is a paved patio area within the garden, surrounded by a variety of trees and shrubs and a timber shed. The garden is enclosed by timber fencing.



## Floor Plan

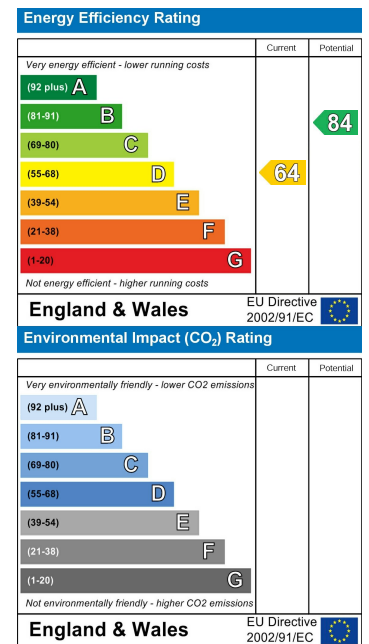


Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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