



WHARF HOUSE | UNION WHARF, MARKET HARBOROUGH.





# WHARF HOUSE, UNION WHARF, MARKET HARBOROUGH, LEICESTERSHIRE. LE16 7UW

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## LOCATION

Union Wharf is a quality development of apartments and town houses, clustered around the terminus to the Grand Union Canal. The area has a popular restaurant & bar, a thriving waterway, and within a short walk into the quaint town of Market Harborough which offers a wide variety of niche shopping, leisure and recreational facilities along with a mainline railway station to London St Pancras International in approximately one hour. Market Harborough lies in close proximity to major road links.

## ACCOMMODATION

Accessed via part glazed door with courtesy lighting.

## CLOAKROOM

low flush w.c., wash hand basin, wall mounted chrome heated towel rail.

## LIVING KITCHEN

### KITCHEN AREA

Presented with a good range of Shaker style base and drawer units with solid timber preparation surface over, integrated Bosch electric oven with Bosch gas hob over, concealed extractor canopy above, inset one and a half bowl stainless steel sink and drainer with mixer tap over, integrated Bosch dishwasher and washing machine, integrated full height Bosch fridge / freezer, further range of corresponding eye level units, warm LED and halogen lighting, oak floor, under stairs cupboard, original exposed timber to ceiling.

### LIVING AREA

Glazed panels with central glazed double doors opening onto garden, windows to either side, warm led lighting to ceiling, wall lighting, stairs off.

## STAIRS TO:

With lighting to risers, window to front elevation.

## FIRST FLOOR ACCOMMODATION

### MASTER BEDROOM

French doors opening onto roof terrace providing far reaching views over the Grand Union Canal, wall lighting, original exposed timber.

### EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with circular fixed rain head shower and wall mounted fittings, double sliding shower screen, low flush button push w.c., pedestal wash hand basin, ceramic tiled floor, chrome wall mounted towel rail, wall lighting, extractor fan.

### BEDROOM TWO

Window to front elevation, double height to ceiling, exposed timber.

### MEZZANINE

With sleeping deck accessed via ladder, cupboard housing wall mounted boiler.

### EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with circular fixed rain head shower and wall mounted fittings, double shower screen, low flush button push w.c., pedestal wash hand basin, ceramic tiled floor, chrome wall mounted towel rail, wall lighting, extractor fan.

## OUTSIDE

The property has an area of lawn, hard landscaped walkway and the perimeter is marked by a close boarded fence.





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