



18 WARTNABY STREET, MARKET HARBOROUGH







## 18 WARTNABY STREET, MARKET HARBOROUGH, LEICESTERSHIRE. LE16 9BD

---

This three bedroom detached property provides further scope to improve. The accommodation comprises: entrance hall, sitting room, conservatory, kitchen, utility & cloaks, three bedrooms and bathroom. To the outside, there is a tandem garage under construction and a generous east facing garden.

### LOCATION

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, educational facilities, a number of coffee houses, various banking, restaurants and independent boutiques. Leisure facilities include a theatre, golf course, tennis and squash courts and cricket ground.

There is easy access to a comprehensive commuting network including the A6, A14, A1/M1 link road, access to the M1, M69 and M6 motorways and mainline railway station with London St. Pancras in approximately one hour.

The property lies in walking distance from everyday facilities.

### ACCOMMODATION

Accessed via part glazed period door with corresponding glazed side panel with brass hardware.

### ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation, door through to:

### SITTING ROOM

Window to front elevation, original period fire surround with tiled insert housing log burning stove with tiled hearth, original picture rail, coved cornice to ceiling, glazed sliding doors through to:

### CONSERVATORY

Of brick and Upvc glazing, laminate flooring, double doors to garden.

### UTILITY

Space and plumbing for white goods, door to rear elevation.

### CLOAKROOM

Low flush w.c., wash hand basin, window to side elevation.

### FULLY FITTED KITCHEN

Range of base and drawer units with preparation surface over, one and a half bowl inset stainless steel sink and drainer, space for freestanding cooker with tiled splashback, further range of eye-level units, window to side elevation, traditional pantry.

### STAIRS TO:

### FIRST FLOOR ACCOMMODATION

### BEDROOM ONE

Window to front elevation, picture rail.

### BEDROOM TWO

Window to rear elevation with views across the garden.

### BEDROOM THREE

Window to front elevation.

### FAMILY BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low flush w.c., laminate flooring, obscure glazing to side and rear elevation.



## OUTSIDE

To the front of the property, the boundary is depicted by an established hedge. A gravel drive leads onto a part constructed tandem garage. To the rear of the property there is a generous size established garden with an array of mature planting to include specimen trees and shrubs.

## GARAGE

Tandem garage, part constructed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

[sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

[naylorsestateagents.com](http://naylorsestateagents.com)

01858 45 00 20

Make the move

