



8 LATHKILL STREET, MARKET HARBOROUGH



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An opportunity to purchase a three bedroom semi detached property in this popular location in Market Harborough, benefiting from off road parking. This Victorian property would benefit from renovation and remodeling. Originally two separate dwellings which was combined by a previous owner to provide further accommodation.

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 along with a mainline railway station with London St. Pancras International in approximately one hour. The property lies in walking distance from everyday facilities.

ACCOMMODATION

Accessed via a Victorian style front door with fanlight over and brass hardware.

ENTRANCE

Inner lobby

SITTING ROOM

Bay window to front elevation, window to side elevation, fireplace with timber surround, marble inset, stairs leading to first floor accommodation.

DINING ROOM

Bay window to front elevation, window to side elevation, fireplace with timber surround housing log burning stove, tiled hearth, full height cupboard providing useful storage.

FULLY FITTED KITCHEN

Range of base and drawer units with preparation surface over, inset composite sink and drainer with mixer tap over, inset double oven with five burner gas hob over, further range of eye-level units including glass fronted display and corner shelving unit, space for white goods, part glazed door leading to outside.

UTILITY ROOM

Space and plumbing for white goods, preparation surface, window to side elevation.

CLOAKROOM

Low flush w.c., wash hand basin.

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

Window to front elevation, door through to full height cupboard housing boiler.

EN-SUITE SHOWER ROOM

Wash hand basin with tiled surround, low flush push button w.c., shower area with tiled splash back and wall mounted Mira shower.

BEDROOM TWO

Window to side and front elevation, two full height built in cupboards.

BEDROOM THREE

Window to front elevation, full height built in storage cupboards.



OUTSIDE

To the side of the property the boundary is depicted by a picket fence whilst an herbaceous border adjoins the property. The picket fence runs across the front of the property whilst a timber gate provides access.

CARPORT

Accessed via double gates with paving creating hard standing. To the left of the carport there is a small courtyard area.

The property offers a high degree of privacy.

This property is offered chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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