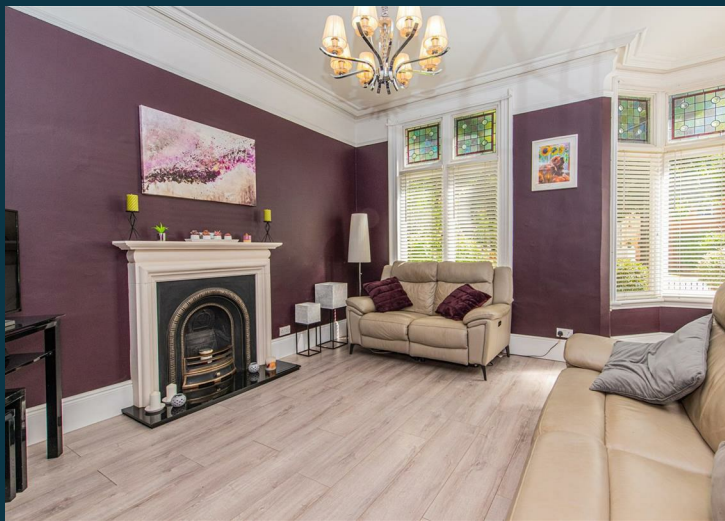


104 Northampton Road
Market Harborough
LE16 9HF

£700,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A rare opportunity to acquire this beautifully restored Victorian residence, dated 1886, occupying a prominent position on the sought-after Northampton Road in Market Harborough.

This impressive period home seamlessly combines elegant Victorian character with modern family living, offering generously proportioned accommodation extending to in excess of 2,776 sq ft. Rich in original charm and architectural detail, the property has been sympathetically restored to an exceptional standard throughout.

Arranged over multiple floors, the spacious accommodation includes five well-appointed bedrooms and three stylish bathrooms, providing versatile living space ideally suited to growing families. The property boasts an abundance of period features, complemented by high-quality contemporary finishes, creating a home of considerable distinction and character.

The elegant reception spaces are perfectly designed for both everyday family life and entertaining, whilst the beautifully presented interiors retain the grandeur and charm synonymous with homes of this era.

Situated within easy reach of Market Harborough town centre, renowned schools, mainline rail links and a wide range of local amenities, this outstanding Victorian home presents a unique opportunity to enjoy period living in one of the area's most desirable locations.

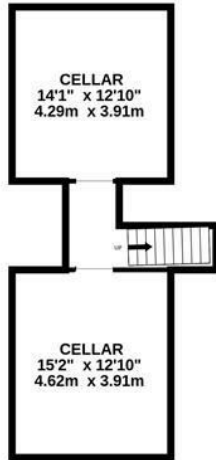
Additional benefits include two large cellars offering excellent storage space. Outside, the property enjoys attractive walled gardens to the front and side, a low-maintenance gravelled rear garden with paved entertaining terrace and off-road parking.

Ideally situated, the property is approximately half a mile from the vibrant centre of Market Harborough. Viewings are advised.

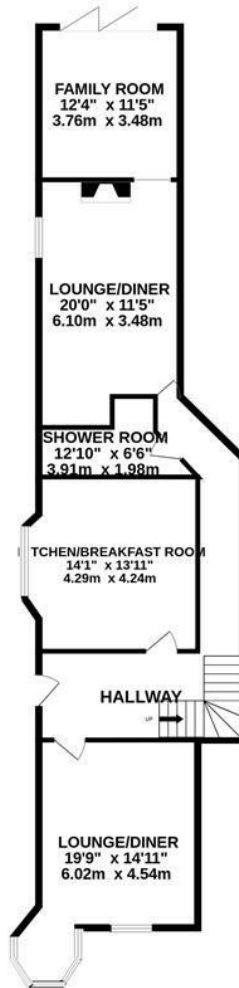
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Floor Plan

BASEMENT
434 sq.ft. (40.3 sq.m.) approx.



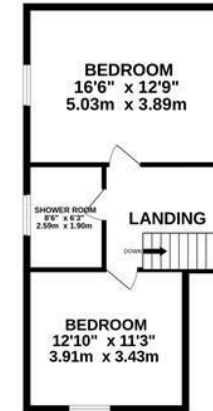
GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 2776 sq.ft. (257.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AT A GLANCE...

-  Three Reception Rooms
-  Refitted Kitchen/ Breakfast Room
-  Five Spacious Bedrooms
-  Three Bathrooms
-  Low Maintenance Garden
-  Off Road Parking





SELLER'S SECRET

During our ownership, the property has undergone an extensive programme of refurbishment, including the installation of a new kitchen, updated bathrooms, and redecoration throughout. The home successfully combines modern comforts with an abundance of original period features, creating a truly distinctive and characterful residence.



Why we like it....

The wealth of original Victorian features has been preserved, resulting in a unique home that perfectly blends period charm with contemporary living. Conveniently positioned, the property lies approximately half a mile from Market Harborough town centre. Renowned for its excellent range of shops, restaurants, cafés, schools and leisure facilities, the town also offers superb transport links, including direct rail services to London St Pancras in around one hour, with easy access to the M1 and A14.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16
7DS
01858 458 458
www.oscar-james.com
