

249 Welland Park Road
Market Harborough
LE16 9DP

£325,000



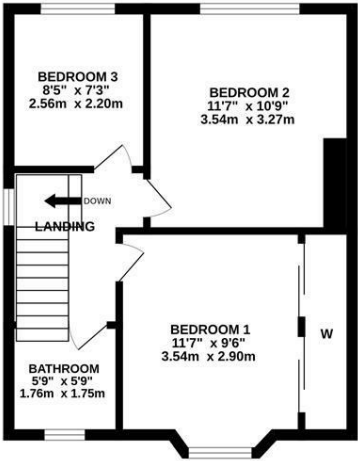
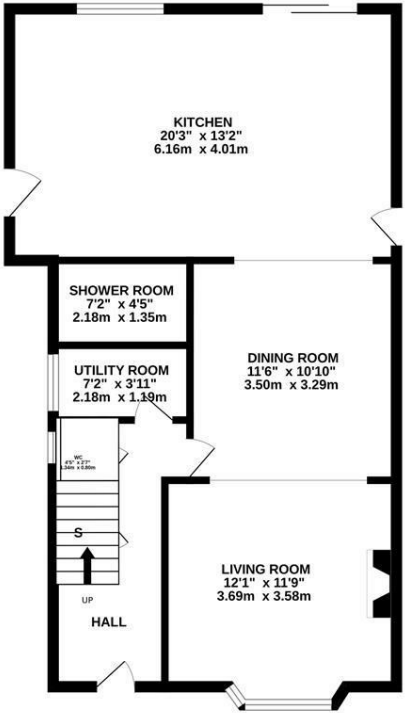
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FLOOR PLANS

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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.
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AT A GLANCE...



Large open lounge/dining space with log burner



Open plan kitchen and dining area



3 bedrooms



Ground floor shower room and first floor family bathroom



Large mature garden



Off road parking for multiple cars



WHAT'S GREAT?

Nestled in the heart of Market Harborough on Welland Park Road, this charming 1920s semi-detached home presents an excellent opportunity for those seeking a property with character and potential for modernisation. The house occupies a generous plot, offering ample space both inside and out.

Upon entering, you are welcomed by a generously sized lounge that seamlessly flows into an extended kitchen and dining area, perfect for family gatherings and entertaining guests. The kitchen provides convenient access to a large rear garden, which is a true highlight of the property. This extensive outdoor space is ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the garden features a garage, providing valuable storage options.

The ground floor also includes a utility room and a bathroom, enhancing the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, along with a family bathroom, ensuring ample accommodation for families or guests.

The property boasts considerable curb appeal, with an attractive façade and off-road parking for up to three vehicles, a rare find in such a central location. This home is not only a delightful residence but also a canvas for your personal touch, making it a fantastic choice for buyers looking to create their dream home in a vibrant community. With its prime location and spacious layout, this semi-detached house is sure to attract interest. Don't miss the chance to make it your own.

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SELLER'S SECRET

The larger-than-average plot provides ample space for expansion or landscaping, which is a rare find in this area. A stones throw from the town centre and short walk to the train station.



Why we like it....

A beautiful extended property with huge potential for further development in a prime location.

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7 St Marys Road | Market Harborough | LE16
7DS

01858 458 458

www.oscar-james.com

To buy or not to buy....
