

Gladstone Street  
Market Harborough  
LE16 9ET

£300,000

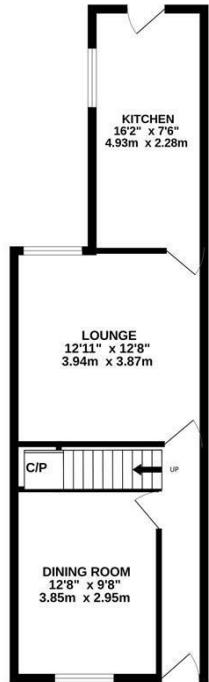


OSCAR JAMES

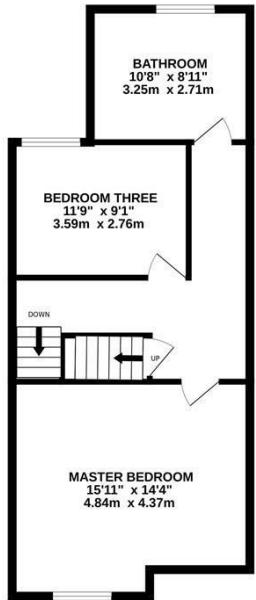
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# FLOOR PLANS

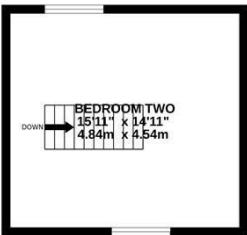
GROUND FLOOR  
484 sq ft. (44.9 sq.m.) approx.



1ST FLOOR  
565 sq ft. (52.5 sq.m.) approx.



2ND FLOOR  
237 sq ft. (22.0 sq.m.) approx.



## AT A GLANCE...



Two Reception Rooms



Modern Kitchen



Three Bedrooms



Stunning Refitted Bathroom



Enclosed Rear Garden



On Street Parking

TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plans, 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 condition can therefore be given.  
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## WHAT'S GREAT?

Nestled in the heart of Market Harborough on Gladstone Street, this charming mid-terrace house offers a delightful blend of character and modern living. The property boasts spacious accommodation throughout three floors, making it an ideal family home or a perfect investment opportunity.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The modern kitchen is functional and well-equipped, leading out on to an enclosed rear garden.

The property features three comfortable bedrooms, each offering a peaceful retreat at the end of the day. Further benefits include a fantastic, refitted

bathroom with walk in shower and free standing bath. The layout is thoughtfully designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout.

Completing this lovely home is a rear garden, perfect for enjoying the outdoors. The town centre location means you are just a stone's throw away from local shops, cafes, and amenities.

Viewings are strongly advised and the property is offered with no onwards chain.

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## SELLER'S SECRET

The current owner has made significant improvements to the property to include upgrades to the kitchen, stunning new bathroom, redecoration and flooring.



To buy or not to buy....

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**OSCAR JAMES**

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*why we like it....*

Conveniently located close to schools and the Town Centre, this home offers an excellent opportunity for families or professionals seeking both comfort and convenience. Further benefits include no onward chain. Viewing are advised.