

144 Northampton Road  
Market Harborough  
Leicestershire  
LE16 9HF

£500,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

This stunning Edwardian property is offered for sale with no chain and showcases an abundance of characterful features including timber panelled doors, deep skirting boards, high ceilings, picture rails and traditional corning.

Located on a highly sought after road of Market Harborough, the property is just a stones throw from Little Bowden Park, the town centre, the railway station, the leisure centre and other local amenities.

The layout offers flexibility in use and briefly comprises entrance hall access via a beautiful stained glass front door and leads to the well proportioned bay fronted front reception room with feature log burner fireplace, second reception room with bay window to the rear and featuring an open fireplace, study room, dining room with useful storage cupboards, well arranged fitted kitchen with slate flooring and leading to the utility room and guest WC.

To the first floor you will find the family bathroom four sizeable bedrooms, the master featuring an ensuite shower room. To the second floor are two loft rooms with ample eaves

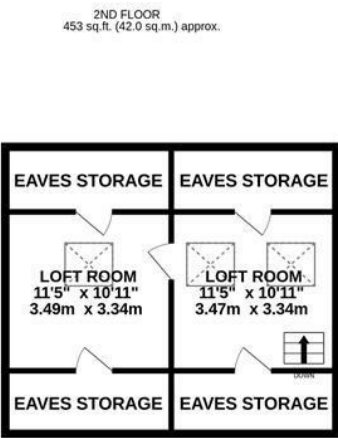
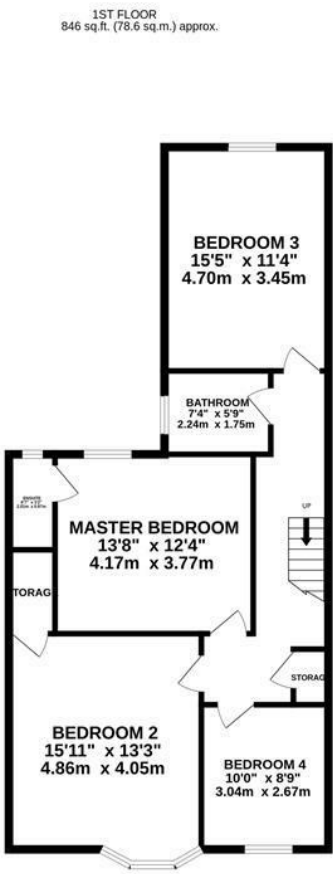
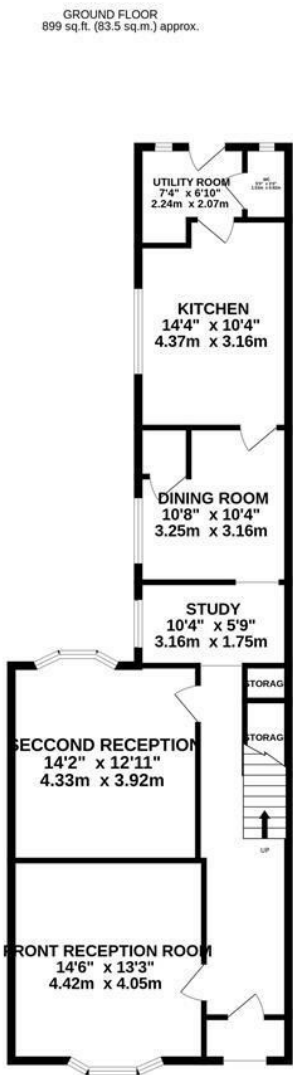
storage space and velux windows injecting natural light. The room offers the potential to be used as a music room, home gym, additional storage space or a study, perfect for those working from home.

This attractive period residence is set back from the road enclosed by a charming low level red brick wall, featuring mature hedgerow, a gravelled section and a block paved pathway leading to a traditional archway and covered porch. A gate to the side of the property offers access to the rear garden

The south-west facing rear garden has been beautifully designed and features a variety of sections to include a generous lawn, a host of well stocked planted borders stocking a variety of mature trees and shrubbery. Directly adjoining the property is a covered seating area with space for a garden table and chairs, perfect for outdoor entertaining and providing perfect shade on those sunny days.

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# Floor Plan



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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...



Three reception rooms including two sitting rooms with feature fireplaces and a study room



Fitted kitchen with slate flooring leading to the utility room and guest WC.



Four well proportioned bedrooms to the first floor.



Guest WC, family bathroom and ensuite shower room to the master bedroom



South-west facing garden laid to lawn with a variety of patio areas.



On street parking







# SELLER'S SECRET

We have thoroughly loved living here and it has very much been an enjoyable family home. It has been such a benefit to live so close to the town centre and all other amenities nearby.



## Why we like it....

This superb period home has so much to offer and we absolutely love the generous proportions for the room not forgetting all the lovely charming features.

## To buy or not to buy....

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