

Nelson Street  
Market Harborough  
LE16 9AX

£295,000

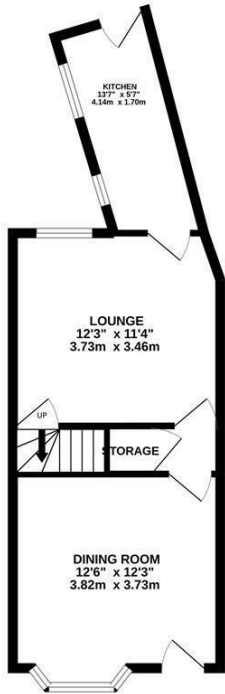


OSCAR JAMES

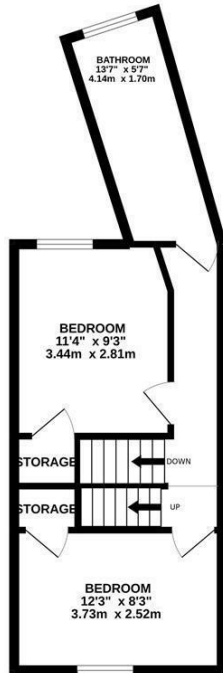
...expect excellence

# FLOOR PLANS

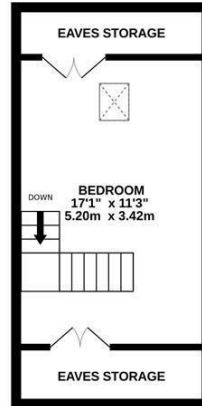
GROUND FLOOR  
386 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



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## WHAT'S GREAT?

Nestled within a sought-after and well-established residential setting, just a short stroll from the town centre, this exquisite Victorian semi-detached home has been meticulously renovated to an exceptional standard, seamlessly blending period charm with contemporary living.

Perfectly positioned for convenience, the property enjoys easy access to local amenities, including shops, reputable schools, and transport links. Having undergone an extensive refurbishment by the current owner, this stunning home offers turn-key accommodation and must be viewed to be fully appreciated.

The ground floor welcomes you with a beautifully appointed dining room to the front, bathed in natural light from an elegant bay window and enhanced by a striking feature fireplace. To the rear, a refined living room provides the perfect space to unwind, complete with a further fireplace. The heart of the home is the impressive, newly refitted kitchen, featuring integrated appliances and a sleek finish, with direct access to the private rear garden.

The outdoor space is equally appealing, offering a generously sized, secluded garden with patio areas, raised beds, and mature planting. A superb garden room adds valuable versatility, ideal for a home office, gym, or studio.

Arranged across three floors, the first floor offers two well-proportioned bedrooms, including an elegant principal bedroom with a feature fireplace. The family bathroom has been stylishly redesigned with high-quality fittings. Completing the home, the converted loft provides an impressive additional room with a Velux window to the rear.

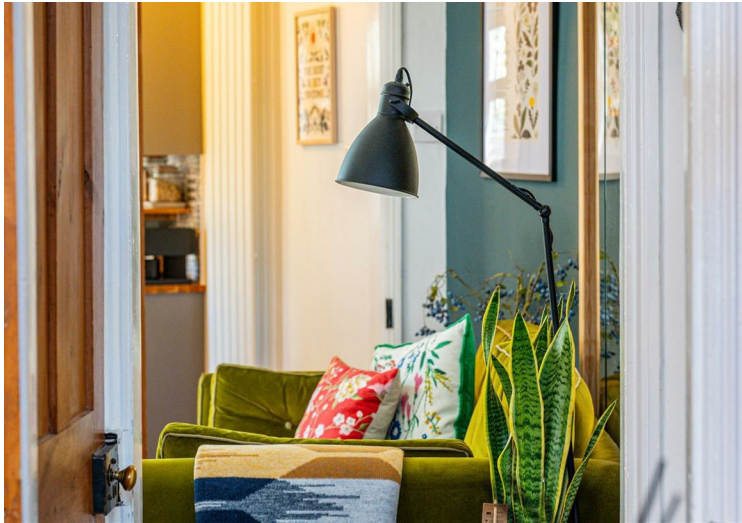
This exceptional property combines character, style, and practicality, offering a rare opportunity in a prime location.

Early viewing is highly recommended. Please contact Oscar James Market Harborough to arrange your appointment.

...expect excellence



# SELLER'S SECRET



Why we like it....

## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16

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01858 458 458

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To buy or not to buy....

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