



Fairfield Road, Market Harborough, LE16 9QQ

# Property Description

Forming part of a Grade II listed conversion of a former granary dating back to the 1870s, which was converted into eight apartments in 2005. This well appointed top floor apartment retains a wealth of charm and character and offers well planned living space which is fitted to a good standard throughout and is conveniently located for Market Harborough town centre.

The purchase includes a one-eighth share in the management company that owns the freehold of the building. This gives greater input and control over the expenditure and all future changes, a feature that is not usually associated with leasehold properties.

The property is approached via an entrance door with a secure intercom system which takes you through to a communal staircase with stairs rising up to the second floor. The inviting entrance hall has exposed trusses and beams and useful storage housing a gas combination boiler. A connecting door leads through to the well appointed open plan kitchen/dining/living room which boasts a wealth of charm and character with exposed ceiling timbers and a vaulted ceiling with Velux windows bringing in plenty of natural light. The kitchen is fitted with a comprehensive range of Shaker style base and wall units, gas hob with hood and electric oven, inset sink with drainer, integrated fridge/freezer, washer/drier and space for integrated dishwasher. The principal bedroom has a feature timber beam pillar, exposed trusses and an en-suite which comprises of a shower cubicle, wc, wash hand basin with cupboards below, heated towel rail and tiled splash backs to water sensitive areas. Bedroom two is located to the rear of the property and has a bathroom adjacent which is tastefully fitted with a three piece suite which includes a bath with shower over and screen, tiled splash backs to water sensitive areas, wash hand basin and low level wc in integrated unit with cupboards below and to side. Externally, the property boasts an allocated parking space to the front.





## Key Features

- Grade II listed Top Floor Apartment
- Set Within A Former Granary
- Retaining A Wealth Of Charm & Character
- Living/Dining/Kitchen
- Principal Bedroom With En-Suite
- Further Double Bedroom
- Family Bathroom
- Allocated Parking
- Walking Distance Of Town Centre
- Share of Freehold

**£260,000**



Approximate Gross Internal Area  
92.4 sq. m. (995 sq. ft.)



Ground Floor  
Floor area 92.4 sq.m. (995 sq.ft.) approx.

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

Local Authority  
Harborough District Council

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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