
Yale
HENDERSON
CONNELLAN
ESTATE AGENTS

‘Where Period Charm & Commuter Convenience Combine’

Perfectly positioned within walking distance to the town centre and the train station, this fantastic home also boasts period charm throughout, two good sized bedrooms and a fantastic west-facing garden!





Heygate Street,
Market Harborough
LE16 7JR















Located within close walking distance of the town centre with a variety of independent local shops and restaurants, the train station with links to London St Pancras within an hour and other local amenities.

Entrance is gained through a charming timber panelled door into a welcoming entrance hall boasting timber flooring, a fitted door mat and stairs rise to the first floor.

The open plan living/dining room features a fantastic dual aspect flooding the room with an abundance of natural light, attractive timber flooring and offers a perfect space to relax and entertain.

The living area boasts a bay window to the front elevation, bespoke cabinetry and an open fireplace with the potential to install a log burner, subject to relevant consent.

The dining area provides ample space for a large dining table and chairs, a window overlooking the garden and a door leading into the kitchen.

The kitchen/breakfast room is larger than you'd expect, and benefits from dual aspect windows, ceramic tiled flooring, an under-stairs cupboard with storage and space for a washing machine and a door out to the garden.

The kitchen comprises an array of eye and base level units, a roll-top work-surface with a matching breakfast bar, a stainless-steel sink with a mixer yap and draining board, a single oven, a four-ring gas hob, an integrated dishwasher and space for a fridge/freezer.

Stairs rise to a spacious first floor landing which is currently being utilised as a study area. The landing also benefits from a loft hatch to a partially boarded attic with a drop-down ladder.

The property boasts two beautifully presented double bedrooms.

The main bedroom spans the entire width of the property, with two windows to the front elevation and built in wardrobes, whilst the second bedroom features a period fireplace and a window overlooking the rear garden.

Generous sized family bathroom with a tall, heated towel rail, laminate flooring, ceramic wall tiling and a white four-piece suite to include a deep panel enclosed bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Set back from the road, enclosed by a low-level red brick wall, the property boasts a neat part rendered frontage, with gravel borders and a block paved pathway leading to the front door. To the side of the property is a gate providing access to the rear garden.

The delightful west facing garden has been beautiful designed, boasting an array of mature trees and plantings, a paved patio area ideal for outdoor entertaining and a generous sized lawn. The garden also benefits from a timber shed, and a gate leading down to the shared passageway to the front elevation.

Living Area
3.48m x 3.12m (11'5" x 10'3")

Dining Area
3.91m x 3.05m (12'10" x 10'0")

Kitchen
4.93m x 2.06m (16'2" x 6'9")

Main Bedroom
5.11m x 3.48m (16'9" x 11'5")

Bedroom Two
3.78m x 2.26m (12'5" x 7'5")

Bathroom
2.62m x 2.54m (8'7" x 8'4")







*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.co.uk

hendersonconnellanmh