

# 139 NORTHAMPTON ROAD

MARKET HARBOURGH, LEICESTERSHIRE

JAMES  
SELICKS



SALES LETTINGS SURVEYS MORTGAGES

## 139 Northampton Road

Market Harborough  
Leicestershire  
LE16 9HD

A charming and beautifully presented, period two bedroom semi-detached home benefiting from off street parking and views over the park, located just a short walk from the town centre.

Porch | dining kitchen | sitting room | master bedroom | bedroom two | refitted bathroom | undercover gated parking space | lawned rear gardens | EPC - E

### LOCATION

The property is located to the south of the highly desirable town of Market Harborough. The town offers excellent shopping and supermarket facilities, bars, restaurants, a theatre, leisure centre, nearby parks and a mainline railway station with regular services to London St Pancras in about an hour, together with Eurostar links. The M1 is accessible at junction 20, and the A14 lies to the south.

### ACCOMMODATION

The property is entered via a solid wood front door into an entrance porch with windows to the front and side elevations, exposed stonework and tiled flooring, windows and a stable door to the garden. The dining kitchen has a bay window to the rear elevation, an excellent range of eye and base level units and drawers with worktops over, a Belfast sink with cupboard beneath, display cabinet and further

cupboards under, gas Aga set within a brick chimney breast, exposed beams and further storage cupboards, tiled flooring and stairs to the first floor. The sitting room has a uPVC double glazed window to the front elevation, exposed ceiling beams.

The fantastic master bedroom has uPVC double glazed windows to the front and rear elevations, exposed ceiling beam and a dressing area with built-in shelving. Bedroom two has a uPVC double glazed window to the rear elevation overlooking the park, a built-in cupboard and wood laminate flooring. The refitted bathroom has a uPVC double glazed window to the front elevation, a shower-bath with curved glass shower door, pedestal wash hand basin, low flush WC, plumbing for automatic washing machine and spotlights.

### OUTSIDE

To the front of the property is a block paved, undercover parking space with double wooden gates leading to the front door. To the rear of the property are attractive gardens with a shaped lawn, cobbled pathways, a patio entertaining area, summerhouse and fenced boundaries.

### DIRECTIONAL NOTE

From the centre of Market Harborough proceed south via the A508 Northampton Road, where the property can eventually be located, indicated by our Agent's "For Sale" sign.





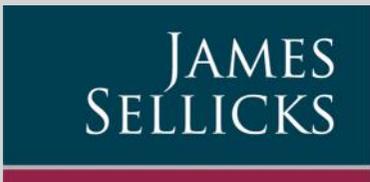
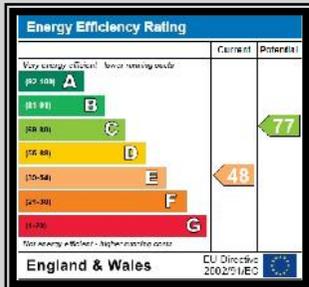
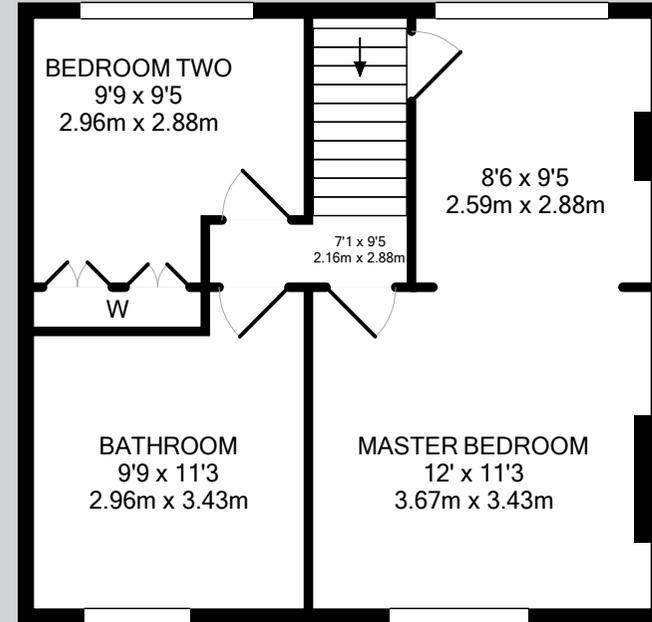
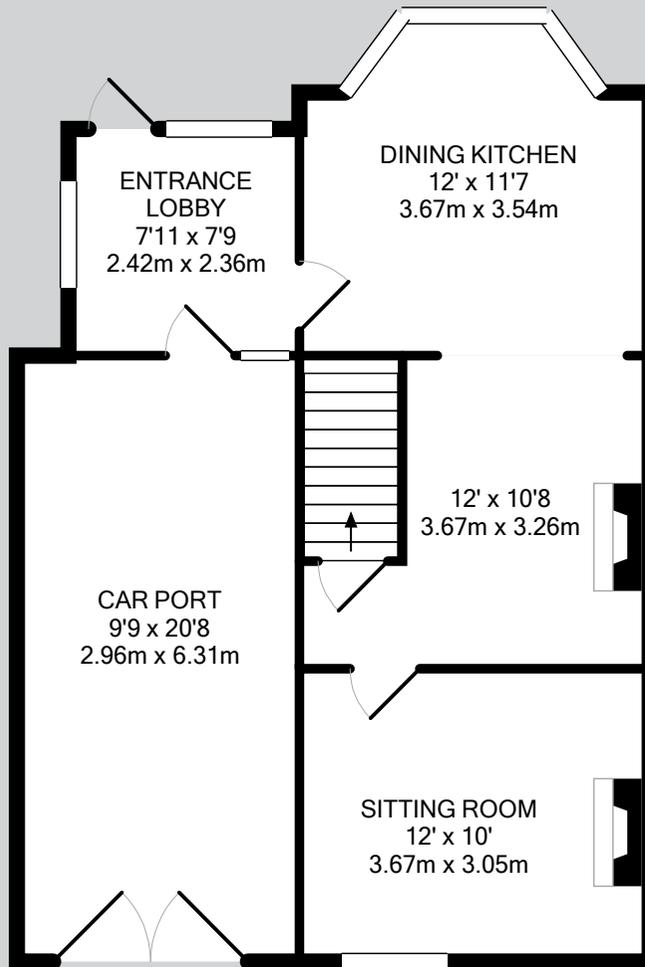
139 Northampton Road, Market Harborough, Leicestershire LE16 9HD

Total Approximate Gross Internal Floor Area = 796 SQ FT / 74 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.