

# GARDINER STREET

MARKET HARBOROUGH



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## Gardiner Street, Market Harborough

This charming double-fronted, semi-detached period home offers you the chance to add value and your own stamp, through refurbishment. Blessed with a landscaped garden stocked with fruit trees and vegetable patches, a conservatory takes best advantage of these attractive views, all within walking distance from the town and rail station, it's a little gem.

Traditional semi-detached home | Wealth of period features | Extended to the rear | 20ft sitting/dining room with double bay windows | Log-burning stove set within exposed brick hearth | Bathroom and separate outside shower room | Conservatory | Landscaped gardens with fruit trees | Walking distance to town centre, Welland Park and rail station | No upward chain

### ACCOMMODATION

Step through the front door and into a quarry-tiled porch which opens out into an impressive 20ft open plan sitting/dining room which is flooded with natural light from the twin bay windows. The cast-iron log-burning stove with exposed brick surround adds warmth, comfort and the perfect focal point to relax in front of. A stripped period cottage door leads into a lobby with stairs leading up which also provides access to the modern, ground floor bathroom. The white suite comprises p-shaped bath with shower over, pedestal wash hand basin and WC.

The L-shaped kitchen feels bright and spacious with skylights to the rear and windows/doors from the conservatory beyond, providing natural light and views over the garden. Fitted with a comprehensive range of wall and base units there is ample storage and wooden work surfaces for you to prepare your favourite dishes.

It's well equipped with space for a free-standing oven, integrated dishwasher, space for a fridge-freezer and washing machine. Double French doors lead into the conservatory which is the perfect spot to take advantage of the attractive garden beyond.

Upstairs you will find three bedrooms, the master bedroom having views to the front, side and rear and features a space which is ideal to convert to an ensuite, (currently where the valiant combi boiler is situated). There is also a further double bedroom with fitted storage rails and shelves and single bedroom enjoying views over the rear garden.

### OUTSIDE

An attractive, picket fenced frontage greets you as you arrive, and leads round through the side gate into the rear garden.

A hidden oasis, this garden has been lovingly landscaped and cultivated over the years to create a Mediterranean-style feast for your senses. With fruit trees, vegetable patches and gravelled seating area bordered by fragrant herbs, as well as two timber framed sheds and a timber framed summerhouse, it truly is a gardener's paradise. You will also find a separate shower room which is ideal for dog-owners, or lovers of outdoor pursuits.

### LOCATION

Gardiner Street is within easy walking distance of Market Harborough town centre and the station which provides mainline rail access to London St Pancras in under an hour. Market Harborough is a thriving, historic market town receiving regular national accolades in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. Fairfield Primary, St Joseph's Catholic Voluntary Academy, Farndon Fields Primary and Welland Park Academy are all within walking distance.

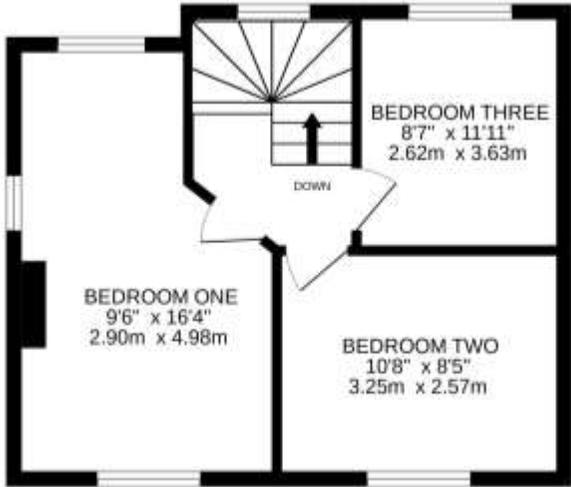
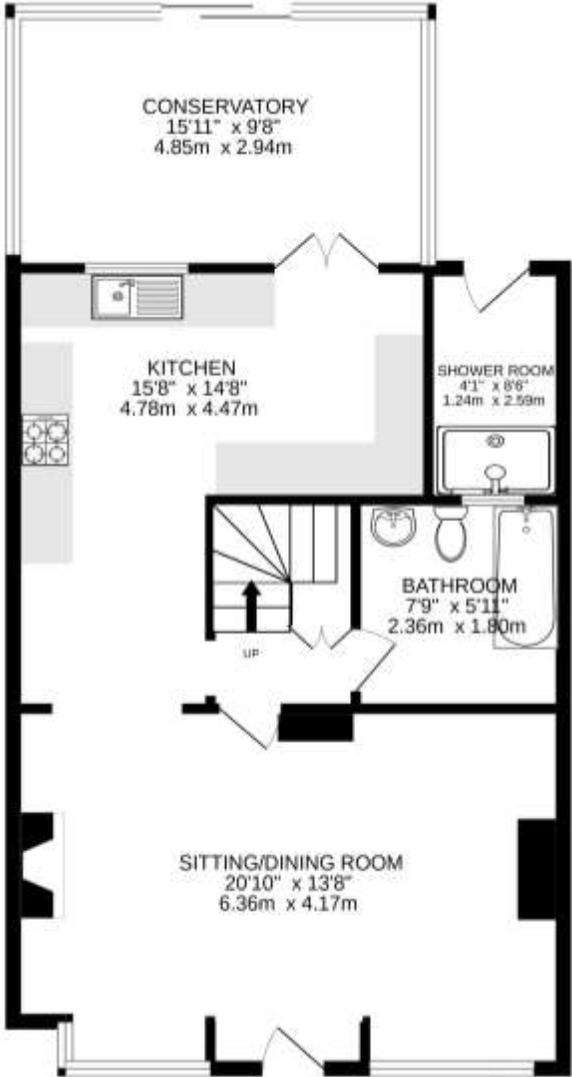
### DIRECTIONAL NOTE

From Market Harborough town centre proceed west along Coventry Road. After the traffic lights take the third turning on the right into Gardiner Street, where the property can be found on the right hand side, as identified by our for sale board.

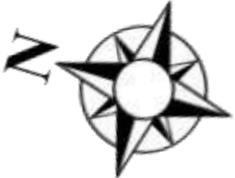


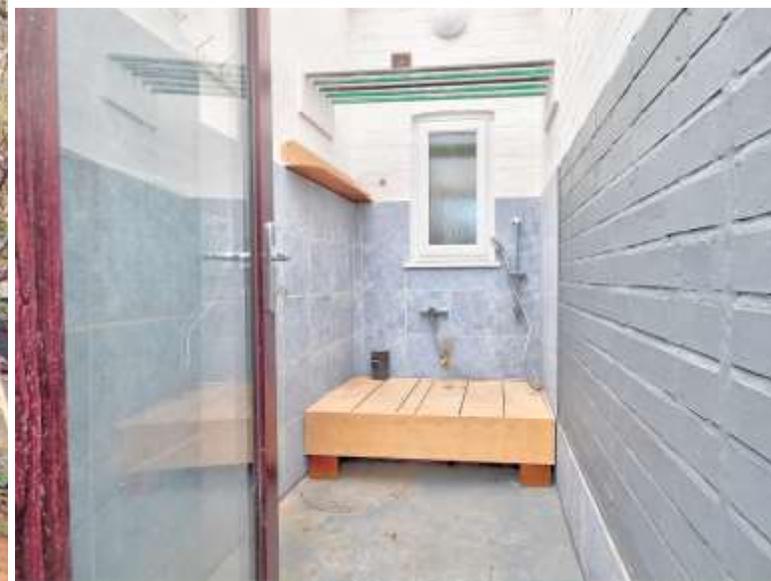


Ground floor area approx. 64.4 Sq. M / 693 Sq. Ft  
 First floor area approx. 30.1 Sq. M / 324 Sq. Ft  
**Total area approx. 94.5 Sq. M / 1,017 Sq. Ft**  
 Measurements are approximate. Not to scale. For illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		





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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.

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