

# Highcross Street

## MARKET HARBOROUGH

JAMES  
SELICKS





If you're looking for an opportunity with scope to add value through modernisation, and extension/loft conversion, (subject to consents), then this semi-detached bungalow tucked away in a highly sought after location on the northern fringe of Market Harborough could be the ideal project for you. With two double bedrooms, landscaped low maintenance, rear garden, gazebo/outdoor workshop area with external power and off-road parking, it's ripe for modernisation.

Semi-detached bungalow • Two double bedrooms • Sitting room • Kitchen • Shower room • Landscaped low maintenance garden • Off road parking to front • Sought after, northern fringe of town • Walking distance to town centre • No upward chain •

#### Accommodation

Step in through the door at the side of this home into a hall which features two separate fitted cupboards providing useful storage space. The sitting room is situated to the rear and enjoys an attractive view of the garden and countryside (above the roof tops). A living flame fire provides the focal point to the room with fitted shelves and cupboard to the recess in the corner.

The kitchen is equipped with a range of fitted wall and base units with work surfaces over. Integrated appliances include double oven and gas hob, with extractor hood over. There is plumbing and space for a washing machine, while the sink and drainer are positioned to take in the garden view.

Both bedrooms are situated to the front of the home and are of a good size, the main bedroom featuring fitted wardrobes with sliding doors. The shower room features a corner shower cubicle, low-level WC and pedestal wash hand basin. The loft space can be accessed from the hall, with the hatch having a loft ladder). The current owner has, previously used the spacious area as a workshop. Insulation has recently been replaced, while the Ideal Logic boiler is also up here. Given the head-height, the loft offers scope for conversation (subject to the necessary consents).

#### Outside

A cleverly designed hardstanding drive with brick retaining wall offers space for two vehicles at the front. A gradual path with the occasional step leads down to the side to the front door and on to the rear.

The rear garden has been landscaped to create a low-maintenance space that is ideal for taking advantage of the bright, sunny southerly aspect. A gazebo/outdoor workshop area offers a covered, verandah-like space, and beyond here you will find a "tin shed" with power and light. There is also external power to the garden. A central pond with pump is flanked by a gravelled terrace with bedding borders and insets, while a raised timber-decked seating area takes advantage of the sun all day. You will also find a brick outbuilding with power and lighting, which is handy for further storage.





#### Location

Market Harborough is a thriving market town receiving regular national accolade 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 train station provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is situated in some of the county's most attractive countryside. Schooling is well catered for - Robert Smyth Academy, Welland Park Academy, St Josephs Catholic Primary, Market Harborough C of E primary are all within walking distance.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** B

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

#### Satnav Information

The property's postcode is LE16 9AJ, and house number 11.





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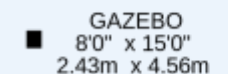
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All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for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



**TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.**

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