



4 Manor Court
Market Harborough, LE16 8TL



Simpson West

Perfectly situated within this pleasant cul-de-sac which can be found in the sought after village of Middleton, is this rarely available link detached property which is being offered for sale with NO CHAIN! Occupying a highly established plot which provides a high degree of privacy, the property offers accommodation to include a reception hall, cloakroom/WC, living/dining room, and a fitted kitchen/dining room. The first floor provides THREE BEDROOMS with the master enjoying en-suite facilities. There is also a separate four-piece family bathroom. Outside, there is a smart open plan frontage with a driveway providing OFF ROAD PARKING for two vehicles which leads to the GARAGE. The rear garden provides a highly mature, peaceful setting with patio areas which are complimented by lawn and a variety of established greenery and also a secluded seating area. An early visit is highly recommended of this property which is certain to attract considerable interest. Energy Rating D. Council Tax Band D.



£319,950

 3  2  1





Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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