



4 Glover Court
Middleton, LE16 8TQ



Simpson West

Enjoying a perfect position within the much sought after village of Middleton, is this rarely available linked property which is presented in outstanding condition throughout. On entering this light and airy accommodation you will be greeted by an impressive reception hall, cloakroom/WC, living room with a lime stone fireplace with gas fire inset, and a fully fitted kitchen/dining room is complimented with oak worksurfaces and integrated appliances which also includes a rangemaster range oven, bi-fold doors overlook and lead on to the rear garden. All ground floor rooms also benefit from attractive oak wood flooring. The first floor provides THREE DOUBLE BEDROOMS with the master boasting fitted wardrobes and en-suite facilities and there is also a family bathroom. Outside there is a smart lawned frontage enclosed by neat box hedging with a block paved driveway set to one side providing OFF ROAD PARKING set beneath a CAR PORT which also leads to the GARAGE. The rear gardens are a particular feature as they have been thoughtfully landscaped and have been designed with easy maintenance in mind with a large patio area leading on to a synthetic lawn and a variety of greenery to attractive borders. A notable feature is a dwarf stone wall set to one side which sides onto a paddock and there is also a garden shed and small aviary. This lovely home is conveniently positioned to local amenities which include a shop with café, primary school, village church, The Royal George public house, and there are several charming countryside walks. Viewing is highly advised of this superb home which simply must be seen if it is to be truly appreciated!

AGENTS NOTE: The adjoining land is being marketed separately, with residential planning permission, speak with an agent for more information.

£389,950



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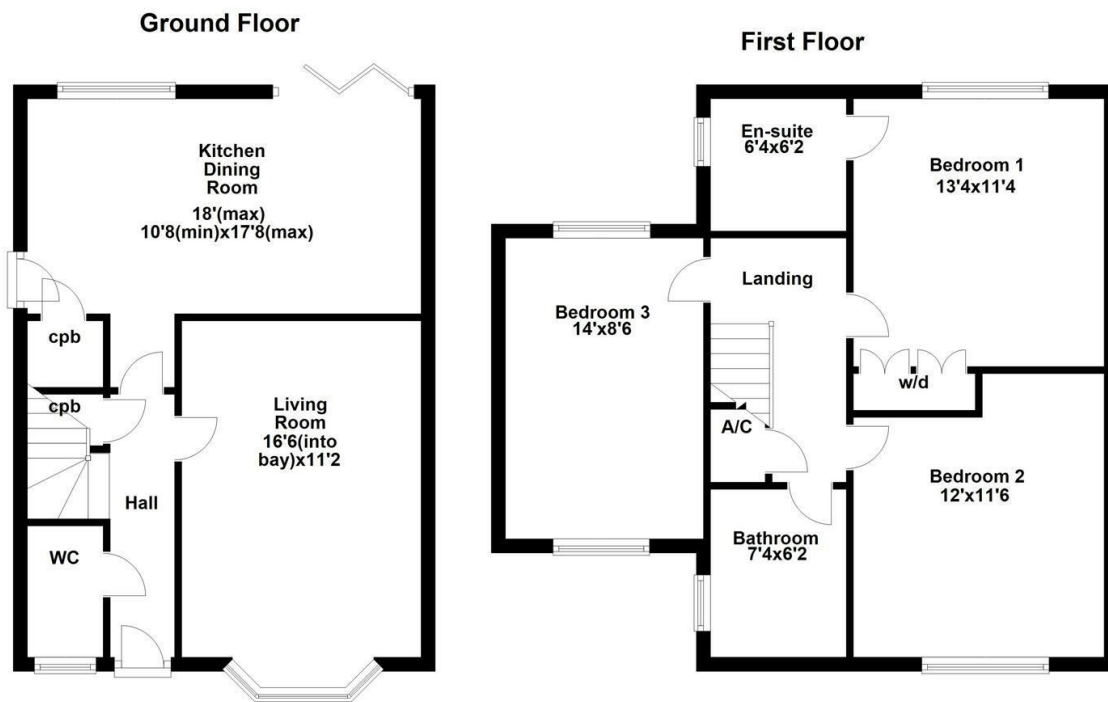
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Simpson West



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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