



7a Main Street, Caldecott, Market Harborough, LE16 8RS



£200,000

Stuart Charles is delighted to offer for sale this modern TWO DOUBLE bedroom semi-detached cottage situated in the peaceful village of Caldecott. Situated within walking distance to a range of amenities an early viewing is recommended to avoid missing out on this cottage. The accommodation on offer comprises to the ground floor of kitchen, large open lounge/diner. To the first floor there are two double bedrooms and a modern three piece shower room. Outside gated access leads to a private rear courtyard style garden with a mixture of mature plants and bushes with a further patio area located to the rear of the garden. Call now to book a viewing!!

- VILLAGE LOCATION
- COMPLETE CHAIN
- COUNTRYSIDE VIEWS
- READY TO MOVE INTO
- PRIVATE GARDEN
- TWO DOUBLE BEDROOMS

Entrance Hall

Entry via a double glazed door to the front aspect with stone step into the lounge/diner.

Lounge

14'2" x 10'11" max (4.32m x 3.33m max)

This room features double glazed window to the front aspect, features include open fireplace with wood burner, electric radiator, TV point, open

access into the kitchen and door to rear hall.

Kitchen

14' 9" x 10' 10 (4.27m 2.74m x 3.05m 3.05m)

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, an electric oven and hob with cooker hood over, space and plumbing for a dishwasher, space for a fridge, tiled floor and double glazed window to the front aspect.







Landing

Staircase from the rear hall, features include doors to bedrooms and bathroom.

Bedroom One

14' 9" x 10' 10" (4.27m x 3.05m x 3.05m)

This room features double glazed window to the front aspect, electric storage heater, beams to the ceiling.

Bedroom Two

9'6" x 8'0" (2.92m x 2.46m)

This room features double glazed window to the front aspect, electric storage heater, beam to the ceiling.





Bathroom

A three piece suite comprising a shower cubicle, vanity wash hand basin and WC, features include heated towel rail, extractor fan, part complimentary tiling and tiled floor.

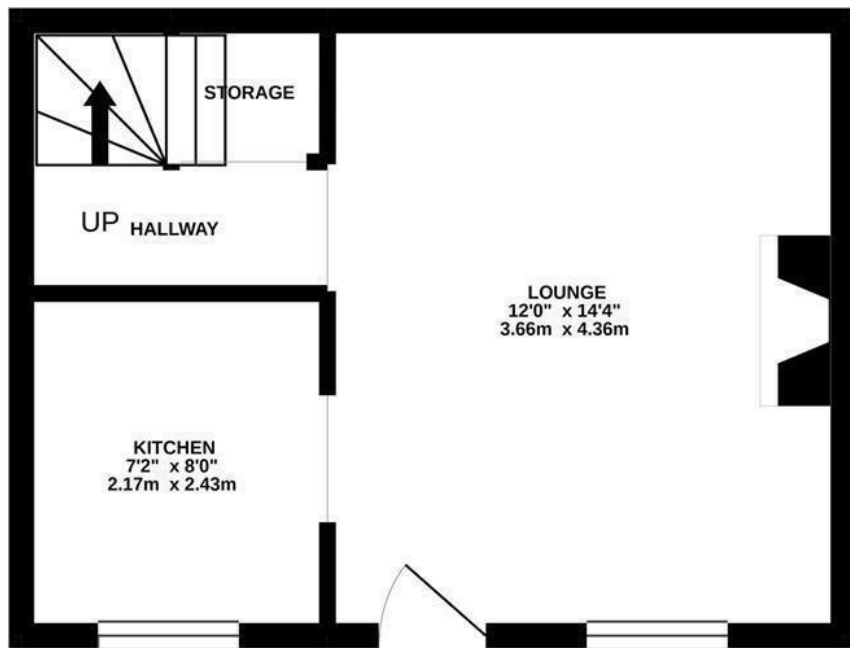
Outside

Lawn frontage with fence surround and path to the front door, path access to neighboring house.

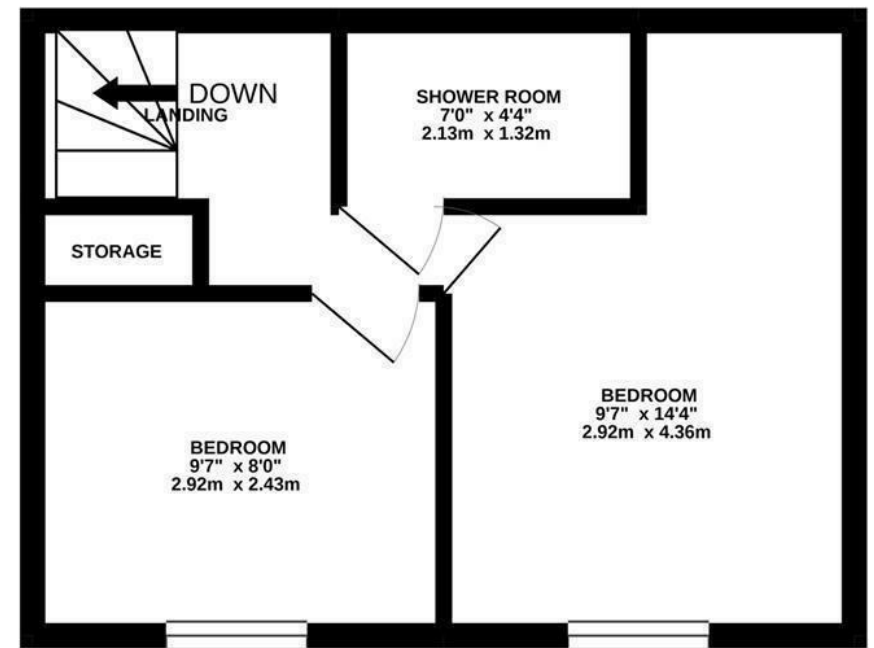




GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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