



Main Street Middleton LE16 8YU



Key Features

- Stunning Period Village Home in Conservation Village
- Annexe With Sitting Room, Shower Room and Mezanine Bedroom,
- Stunning Living Kitchen with Utility and Wet Room off
 - Three Reception Rooms, Boot Room, Conservatory
- Principle Bedroom with En-Suite Shower Room
 - Three Further Bedrooms
 - Family Bathroom
- Outbuildings Include: Two Garages, Workshop/Store
- Mature Garden Offering a Good Degree of Privacy
 - No Upward Chain





The Property

This individual, stone built period family home boasts a wealth of charm and character and is located in the heart of this well-regarded conservation village. The property dates back to 1616 and during its time, it has been a local shop, café and a bakehouse and offers flexible living space across two floors and boasts a self contained annexe/home office with a sitting room, shower room and mezzanine bedroom, there are a good range of outbuildings that include two garages, 1 with a workshop area.

The adjoining village of Cottingham boasts a local convenience store and public house with East Carlton Country Park located just a few minutes walk from the village, which provides beautiful country walks, along with a café and gift shop. Market Harborough, Uppingham, Oakham and Stamford are also easily accessed via the road network and access to London is either via Corby, Kettering or Market Harborough railway stations.

The well presented accommodation briefly comprises of a boot room, cloaks w/c, formal dining room with a wood burning stove which is set within an inglenook fireplace, off this room to the front elevation is the snug, which is a bright and airy dual aspect room and could easily be used as a home office or a playroom and the separate living room with a stunning stone fireplace with a wood burning stove that is set upon a raised hearth, there are exposed ceiling timbers and a feature bay window to the front elevation.

The well appointed kitchen family room boasts a raised seating/media area with a wooden floor, underfloor heating, a vaulted ceiling with exposed beams and provides direct access into the rear garden. The high quality shaker style base and wall cabinets are complimented by a granite worktop with ceramic splashbacks. The central island unit has an inset stainless steel sink with waste disposal and hot tap, there are four integrated appliances that include two Neff slide and hide pyrolytic ovens, Neff combination microwave and a wine cooler. The walk in pantry also offers additional storage space. Leading off the kitchen is a utility room which has a good range of units, sink with drainer and underfloor heating, a connecting door leads into the wet room which includes a self-draining floor shower enclosure, w/c and a wash hand basin with ceramic tiled walls and floor.

On the first floor, approached from the spacious landing that looks over the rear garden is the principle bedroom, which is a dual aspect room with a vaulted and beamed ceiling, there is a walk in wardrobe that provides ample hanging and storage space and an en-suite shower room which is fitted with a modern suite. There are three further well proportioned bedrooms and a family bathroom with modern three piece suite, shower and exposed stone wall. .

Externally there is a fore garden that fronts Main Street which is enclosed by wrought iron railings. A gravelled driveway to the side of



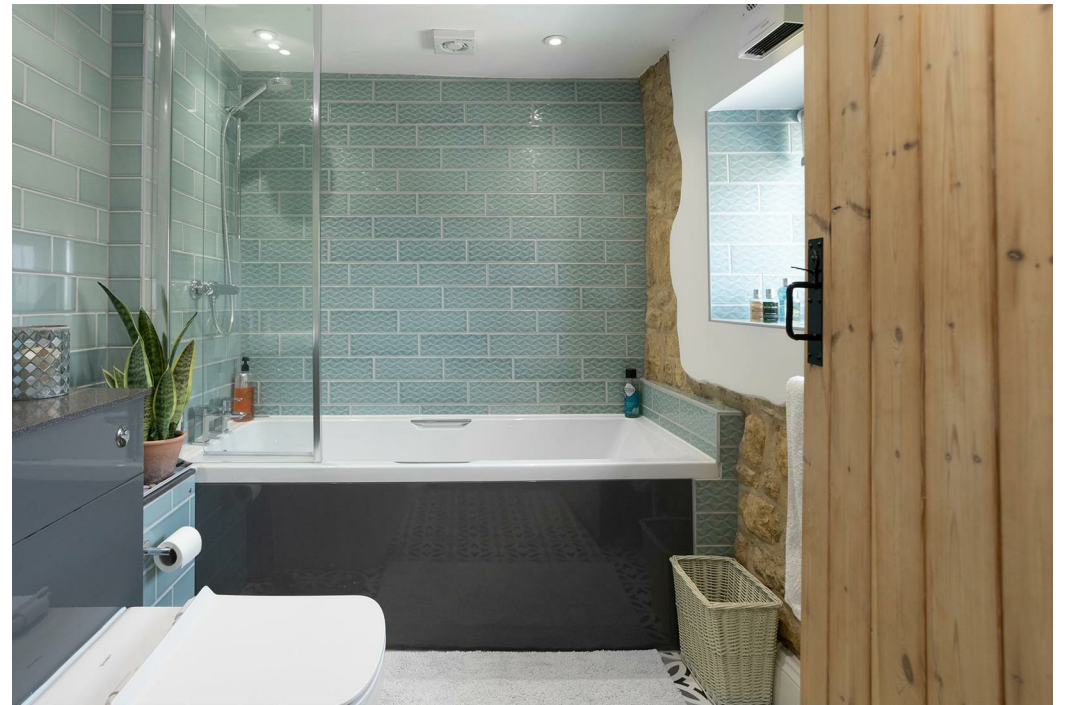


the property leads into the quadrant with single detached garage, a further garage and a workshop/store with a self contained annexe attached which offers a living room area, shower room and a mezzanine bedroom area.

The garden is well maintained with a flagstone patio area with steps leading down to a shaped lawn , there are well stocked borders and a mature willow tree, all of which offers a good degree of privacy.











Floorplan

Approximate Gross Internal Area
216.8 sq. m. (2333 sq. ft.)
Garages At 69.9 sq. m. (752 sq. ft.)
Annexe 33.1 sq. m. (356 sq. ft.)
Total 319.8 sq. m. (3441 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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