



School Hill, Middleton, LE16 8YZ

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

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Property Description

A property of considerable charm and character, located in an elevated position within the village, with far reaching views across the Welland Valley.

The picturesque village of Middleton lies on the fringes of the highly desirable Welland Valley area adjoining the village of Cottingham, having a primary school, public house and shop. The property is conveniently located for access to the neighbouring centres of Market Harborough, Kettering, Corby and Uppingham.

The property is approached via an entrance porch that takes you through into the bright and spacious living / dining room which boasts a wood burning stove set upon a stone hearth with bookshelves to the side, two windows to the front elevation, a further sealed fireplace in the dining area, and an arch topped door with steps down to the rear hallway.

The breakfast kitchen is fitted with a range of Shaker style units, with a solid wood worktop and white deep enamel sink. There is a freestanding electric oven with grill a hood over, tiled floor and a window to the rear elevation. At the rear is a lobby area with access to the garden and a workshop that has power and lighting.

The study area lies to the left hand rear of the property and houses the staircase rising to the first floor landing and a deep window to the side elevation.

To the lower level of the first floor there is a double bedroom with views to the side, a family bathroom with a white suite comprising of twin wash basins with storage space below, free standing reproduction claw foot bath with central taps and a close coupled w/c. There is some useful shelving space for towels and two windows to the rear.

Steps take you from the central landing with a window to the front and two further double bedrooms.

The front garden is walled and has been planted with hydrangeas, there is a lawn to the side and the driveway has space for one vehicle. The rear decked area is set across two levels and takes in stunning views over the Welland Valley.

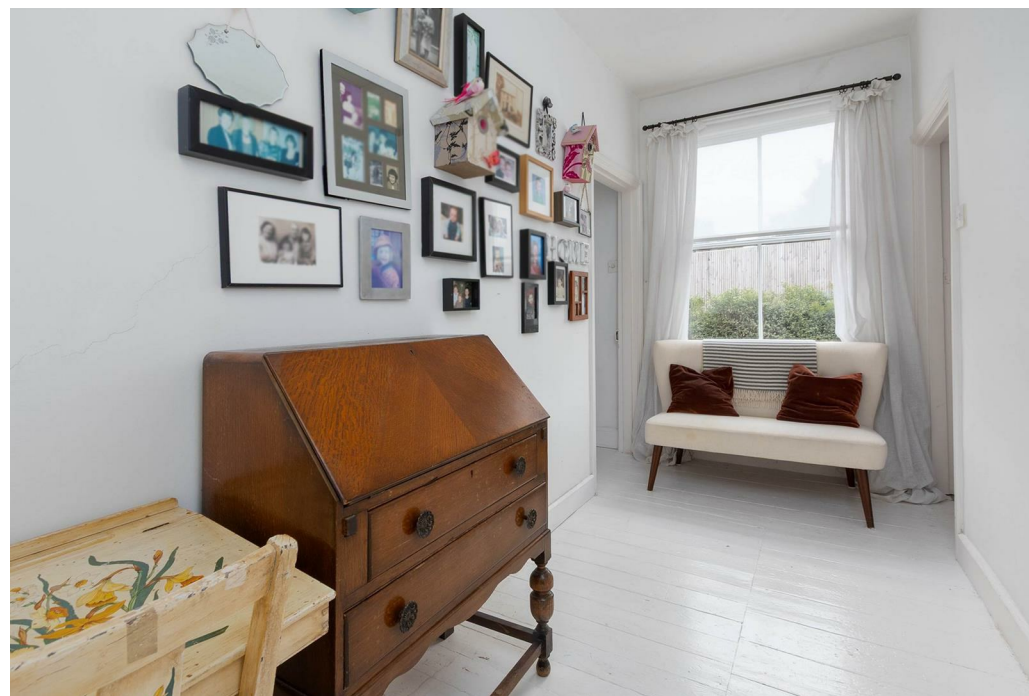




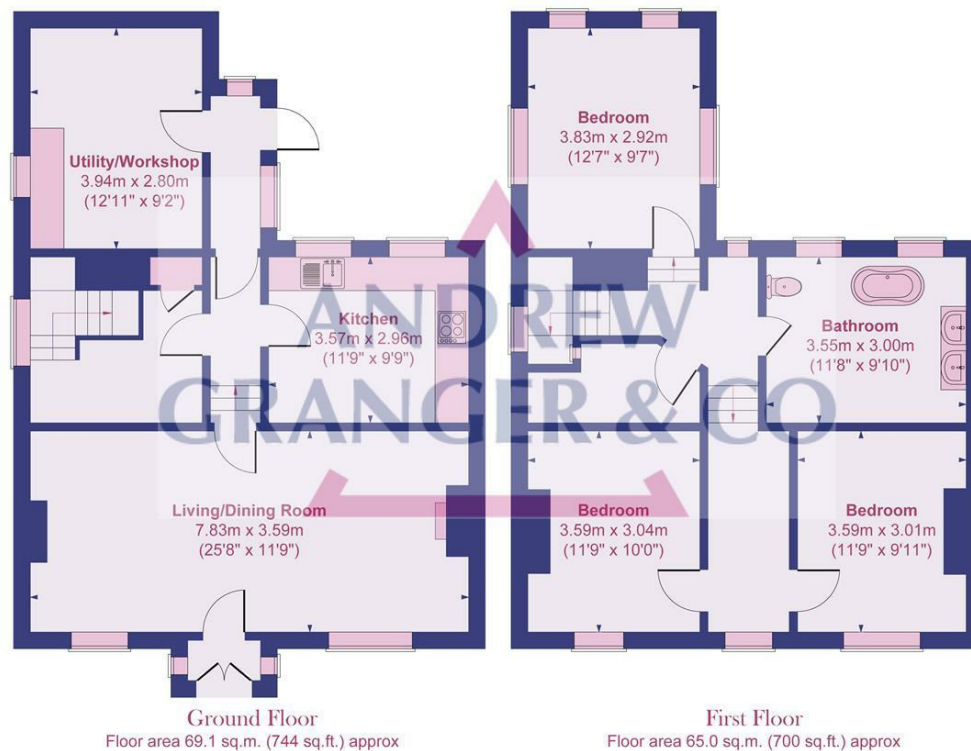
Key Features

- Period Home Of Real Charm & Character
- Stunning Far Reaching Views Across The Welland Valley
- Living / Dining Reception Room
- Shaker Style Kitchen
- Study Area
- Three Double Bedrooms
- Large Bathroom with Claw-Foot Feature Bath
- Car Standing
- Decked Rear Garden
- Well Stocked Front Garden

**Offers Over
£450,000**



Approximate Gross Internal Area
134.1 sq. m. (1444 sq. ft.)



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Corby, Northamptonshire

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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