



Main Street, Caldecott Market Harborough LE16 8RS

welcome to

Main Street, Caldecott Market Harborough

The property opens into the lounge/diner, kitchen, There are two double bedrooms and a well presented shower room. Outside has lawn garden enclosed with fencing.



Entrance Hall

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

Lounge / Diner

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

7' 2" x 5' 11" (2.18m x 1.80m)

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.

Rear Hall

Door from lounge/diner, features include staircase to first floor landing a cupboard and washing machine.

Landing

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

Bedroom One

14' 9" x 10' 10" plus recess (4.50m x 3.30m plus recess)

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

Bedroom Two

9' 7" x 8' 1" (2.92m x 2.46m)

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

Shower Room

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.

Front

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



view this property online williamhbrown.co.uk/Property/COR112212



welcome to

Main Street, Caldecott Market Harborough

- Village Location
- Two Bedroom Cottage
- Well Presented Throughout
- Log Burner
- Feature Beams

Tenure: Freehold EPC Rating: E

£205,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR112212



Property Ref:
COR112212 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk