



**Uppingham Road, Caldecott Market Harborough LE16 8RX**



**welcome to**

## **Uppingham Road, Caldecott Market Harborough**

Nestled in the heart of the picturesque village of Caldecott within easy reach of Corby and Uppingham, this substantial three double-bedroom detached home is offered to the market for the first time in 50 years.

### **Entrance Hall**

Single glazed wooden framed door, stair, radiator, carpet.

### **Cloakroom**

W/C, wash hand basin, Double glazed window with wooden frame.

### **Lounge**

22' 8" x 17' 6" ( 6.91m x 5.33m )

Double glazed window to rear and side, Stone fireplace, carpet, radiator, T.V point.

### **Kitchen**

14' 6" x 13' 11" ( 4.42m x 4.24m )

Wall and base units, space for fridge and freezer, freestanding electric oven, one and a half bowl sink drainer, understairs cupboard, boiler cupboard, plumbing for washing machine understairs, double glazed wooden framed window to front.





### **First Floor Landing**

Double glazed window to front and rear aspect, loft access, radiator.

### **Bedroom One**

15' 9" x 13' 11" ( 4.80m x 4.24m )

Built in wardrobe, double glazed window to rear, carpet, radiator.

### **Bedroom Two**

13' 11" x 10' ( 4.24m x 3.05m )

Double glazed window to front aspect, carpet, radiator.

### **Bedroom Three**

11' 3" max x 10' 10" max ( 3.43m max x 3.30m max )

Dual aspect double glazed window to front and rear, carpet, shower cubicle, radiator.

### **Wet Room**

Shower cubicle, low level W/C, wash hand basin, airing cupboard, extractor fan, shaver socket, full height tiling. radiator.

### **Externally**

#### **Rear Garden**

mainly laid to lawn, mature shrubs and trees, path, oil tank.

#### **Outbuildings**

has power, lighting, loft.



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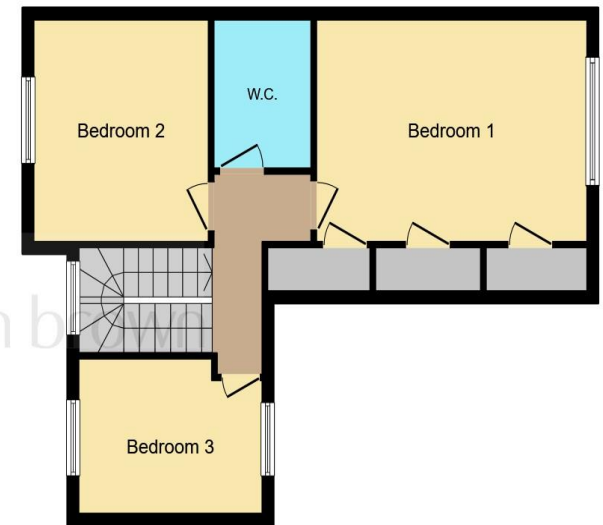
- Three bedroom detached
- Detached Garage
- Gated driveway
- Large room sizes
- No upper chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in the region of  
**£450,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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