

Cannam Close

5, CANNAM CLOSE MIDDLETON, MARKET HARBOROUGH LE16 8YS



JAMES
SELLICKS



A refurbished and extended detached bungalow with landscaped wrap around gardens offering the perfect opportunity for growing families and downsizers. Immaculately and stylishly presented throughout with a refitted kitchen and bathroom and ample off-road parking and garage, it's offered with the Agent's strongest recommendations.

Extended, refurbished detached bungalow • Refitted kitchen • Sitting/dining room • Study area and utility room • Refitted bathroom • Three bedrooms • Landscaped wrap around gardens • Garage and ample off-road parking • Outdoor kitchen • Sought after Welland Valley village •

Accommodation

A stable-style front door gives access into the spacious kitchen. Refitted with an extensive range of contemporary wall and base units and stone worksurfaces and a large central island with four-person breakfast bar. Integrated appliances including dishwasher and a range-style oven, and space for a fridge-freezer. A Belfast sink is positioned to take in the view of the garden to the rear. An open archway leads through to the sitting/dining room. Bathed in natural light from windows at the front and side, as well as sliding doors at the rear, it's an ideal space for both relaxing and entertaining. Through here you will find what was the original, central hallway, which has now been converted to provide a quiet study space. At the rear of this is the utility room/cloakroom with plumbing and space for a washing machine, WC, space for a tumble-dryer, and fitted wall and base units with a sink and drainer and access out into the rear garden.

There are two double bedrooms the rear which benefit from fitted wardrobes, a further single bedroom, all bedrooms have bespoke plantation shutters. The family bathroom has been refitted with a traditional style suite with contemporary subway tiling, comprising a walk-in shower cubicle, free-standing bath, WC, wash hand basin set within a vanity unit, half panelled walls and a traditional style radiator with towel rail.

Outside

An extensive block paved drive provides ample off-road parking at the front and leads to the garage. The rear garden has been landscaped and features an extensive patio terrace with space for seating and dining, an outdoor kitchen area, timber decked seating terrace flanked by well stocked borders and an extensive lawn which wraps around to the side, where you will find a kitchen garden with planter boxes for growing vegetables.

Location

Middleton is a pretty and rural village lying eight miles east of Market Harborough. The adjacent village of Cottingham offers a parish church, village shop with café, a public house, a village hall, and an OFSTED rated 'good' primary school. Middleton is well placed for access to Market Harborough, Uppingham, Corby and Kettering town centres. The property is close to the van Oppen polo club with its pleasant Safari bar and the Rockingham Wheelers cycling club.





For commuters mainline rail can be found (London St Pancras), at Market Harborough, Corby, and Kettering, while major road networks including A14, A1, M1/M6, considered by the UK Logistics sector as The Golden Triangle, are all readily accessible. The historic village of Rockingham is situated at two and half miles distance. An abundance of local walks, from the village into the Welland valley, as well as East Carlton Country Park are on the doorstep of the village.

Tenure: Freehold

Local Authority: North Northamptonshire

Listed Status: Not Listed

Conservation Area: No

Tax Band: D

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: There is a section of road which there is a right of access over, which the owners of the property and neighbouring properties pay proportionate part of the cost of maintenance and repair of the road.

Flooding issues in the last 5 years: None

Asbestos present: Yes – Garage roof

Accessibility: Single storey dwelling

Cladding: None

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE16 8YS , and house number 5.









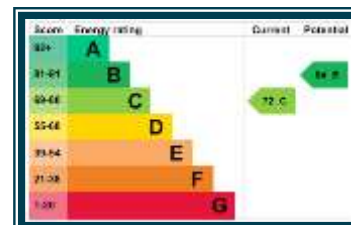
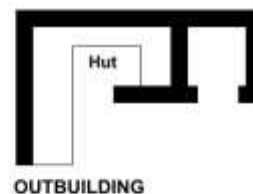
Cannam Close, Middleton, Market Harborough, LE16

Approximate Area = 1296 sq ft / 120.4 sq m (includes conservatory & excludes outbuilding)

Garage = 156 sq ft / 14.4 sq m

Total = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2024. Produced for James Selkies Estate Agents. REF: 1174645

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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