

# APPLE TREE COTTAGE

MAIN STREET, FOXTON









Positioned on the edge of the thriving village of Foxton, within a short walk of the village centre and its canal network, a spacious, four bedroom, two bathroom detached family home boasting field views to the rear.

Well cared for by the current owners, this lovely property is thought suitable for remodelling or extension subject to the necessary planning consents and is offered with no upward chain.

Entrance hall • cloakroom • dining room • sitting room • dining kitchen • utility room • master bedroom • en-suite • three further bedrooms • bathroom • driveway • detached garage • side and rear gardens • field views • EPC - D

#### Accommodation

A welcoming entrance hall houses the staircase to the first floor and a useful ground floor utility room and cloakroom. The dining room has a window with shutters to the front elevation, wood laminate flooring and French doors leading onto the garden. The generous sitting room enjoys an abundance of natural light by virtue of windows to the side and rear elevations and dual aspect French doors; and boasts a feature brick fireplace with a solid fuel fire and an oak hi-line mantel. The utility room has a good range of eye and base level units, preparation surfaces, a sink and drainer unit with mixer tap, ample white appliance space, wall mounted boiler, tiled flooring and an external door to the rear.

The dining kitchen is the heart of this lovely home, with two windows to the front elevation and one to the side, an excellent range of eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, an inset stainless steel sink and drainer unit and tiled flooring. Integrated appliances include a dishwasher and a Rangemaster cooker with tiled splashback and extractor hood above. Inset ceiling spotlights and an oak ceiling beam leads through to a dining area with wood laminate flooring and two sets of French doors to the side garden.

The first floor landing houses a walk-in airing cupboard with plentiful shelving and hanging storage, provides loft access and has a window overlooking the rear garden. The master bedroom has a window to the rear with field views, a further window to the front, built-in shelving and cupboards, a solid fuel fire and an en-suite providing a shower cubicle, low flush WC, wash hand basin with cupboard under and tiled flooring. Bedroom four has a window to the rear with field views.

An inner lobby with a built-in clothes cupboard and window to the side gives access to bedroom two, with windows to the front and side elevations; bedroom three with a window to the front; and the bathroom, having a window to the side, a panelled bath, low flush WC, a shower enclosure and pedestal wash hand basin with cupboard under and tiled flooring.

#### Location

The village of Foxton is surrounded by picturesque countryside and offers a strong sense of community centred around the village hall, the church of St. Andrews, two popular public houses, and Foxton Locks is a pleasant short walk along the canal where there is a restaurant and further pub. Schooling is catered for by the well-regarded Foxton Primary School. The area is well known for its attractive rolling countryside. The town offers a variety of niche shopping, local supermarkets, restaurants and a wide range of leisure and recreational facilities and a mainline rail service to London St. Pancras in little under an hour.







### Outside

To the front of the property is a block paved and gravelled driveway providing car standing for four vehicles and leading to a detached garage with twin wooden doors, power and lights and a personal door to the side. A spacious, gravelled and paved side garden with privacy, also benefitting from covered decking adjacent to the house, with the overall area providing entertaining space. To the rear is an open aspect with pleasant lawned gardens leading down to the brook, further entertaining areas and field views beyond.

**Satnav Information :** The postcode is LE16 7RB, and the house number 10.

**Tenure:** Freehold.

**Conservation Area:** None

**Local Authority:** Harborough District Council

**Tax Band:** F

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** ADSL, 78mbps.

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Grab handle installed to outside wall near front door.

**Planning issues:** None which our clients are aware of.















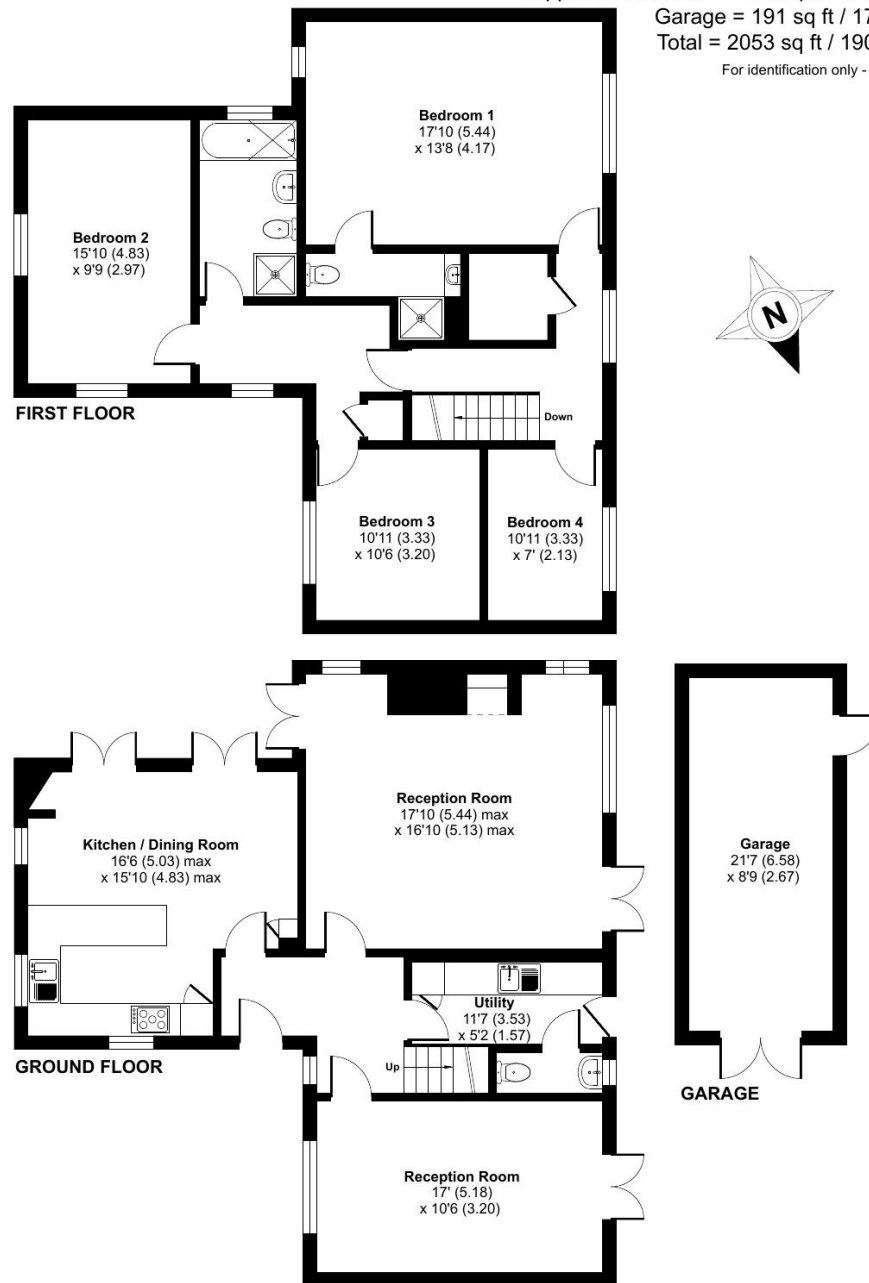
## Main Street, Foxton, Market Harborough, LE16

Approximate Area = 1862 sq ft / 172.9 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 2053 sq ft / 190.6 sq m

For identification only - Not to scale





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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.

