

JAMES  
SELICKS



Middle Street

FOXTON, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7RE



A spacious, detached bungalow, well looked after by the previous owner, which offers flexibly arranged accommodation. Perfectly liveable as it is, it does provide an opportunity to upgrade or extend if required, subject to gaining the necessary planning consents. Situated close to the village centre, this home offers both a quiet setting in a sought-after village location, and the convenience of proximity to Market Harborough and its mainline rail connection to London in under an hour.

Spacious detached bungalow • Entrance Hall • Kitchen • Dining Room • Sitting Room • Bedroom One with Ensuite Shower Room • Two Further Bedrooms • Bathroom • Third Bedroom/Study • Double garage & ample off-road parking • Northwest facing rear garden • uPVC double glazed throughout • No upward chain • Close proximity to Market Harborough •

#### Accommodation

This delightful bungalow is offered to the market with the benefit of no upward chain.

The property is entered via a uPVC double glazed door into an L shaped entrance hall which in turns gives access to all the well-proportioned rooms. There is vinyl flooring and loft access above. To the right is the sitting room which has a lovely triple aspect with a window to the front, side and double-glazed sliding patio doors to the rear garden. A gas fireplace sits on a slate hearth and within a feature brick-built low level back with a wooden mantle and shelving.

The dining room has a window to rear aspect, and a serving hatch through to the sitting room, where to the rear of the room has been occupied with a further dining table. There are a range of fitted base and eye level storage cabinets, providing additional storage to the kitchen, along with a built-in cupboard. A door provides access to the breakfast kitchen, where further there are further eye and base level units with laminate worktops and with tiled splashbacks over. A one and a half bowl composite sink has been positioned under the window to take in views of the rear garden beyond. There is an integrated eye level single electric oven with integrated microwave below, a four-ring gas hob set within the worktop, space for a freestanding fridge freezer, and space and plumbing for an automatic washing machine. A door provides access out to the side elevation. The room is completed by tiled flooring and electric kickboard heaters.

Bedroom one has a uPVC double glazed window overlooking the rear garden, and benefits from an ensuite shower room which has fully tiled walls, a double walk-in shower enclosure with electric shower, a sink set within a vanity unit with storage beneath, and a low flush WC. There is a window to the side elevation, an extractor fan, ceiling spotlights and vinyl flooring. Bedroom two has a uPVC double glazed window to the front elevation, and a selection of fitted wardrobes with sliding mirrored doors. Bedroom three/study has a window to the front elevation, and the accommodation is completed by the bathroom which comprises a panelled bath with mixer tap and shower attachment over, sink set within a vanity unit with storage, a low flush WC, a separate walk-in double shower enclosure, chrome heated towel rail, extractor, tiled walls and tiled flooring. There is a further window by way of a Velux window to the ceiling, and spotlights.







### Outside

The property enjoys a considerable frontage on to Middle Street which provides ample off-road parking by the block paved driveway. This in turn gives access to the detached double garage with electric roller door, power, light and a personnel door and window to the rear garden. The front garden is completed by a lawned area with a superb cherry tree.

Both sides of the property allow access via gates to the rear garden which is north westerly facing. The rear garden has been lovingly looked after and boasts a vast variety of mature shrubs, plants and trees which provide privacy. There is a lawned area and a paved patio for entertaining.

### 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.



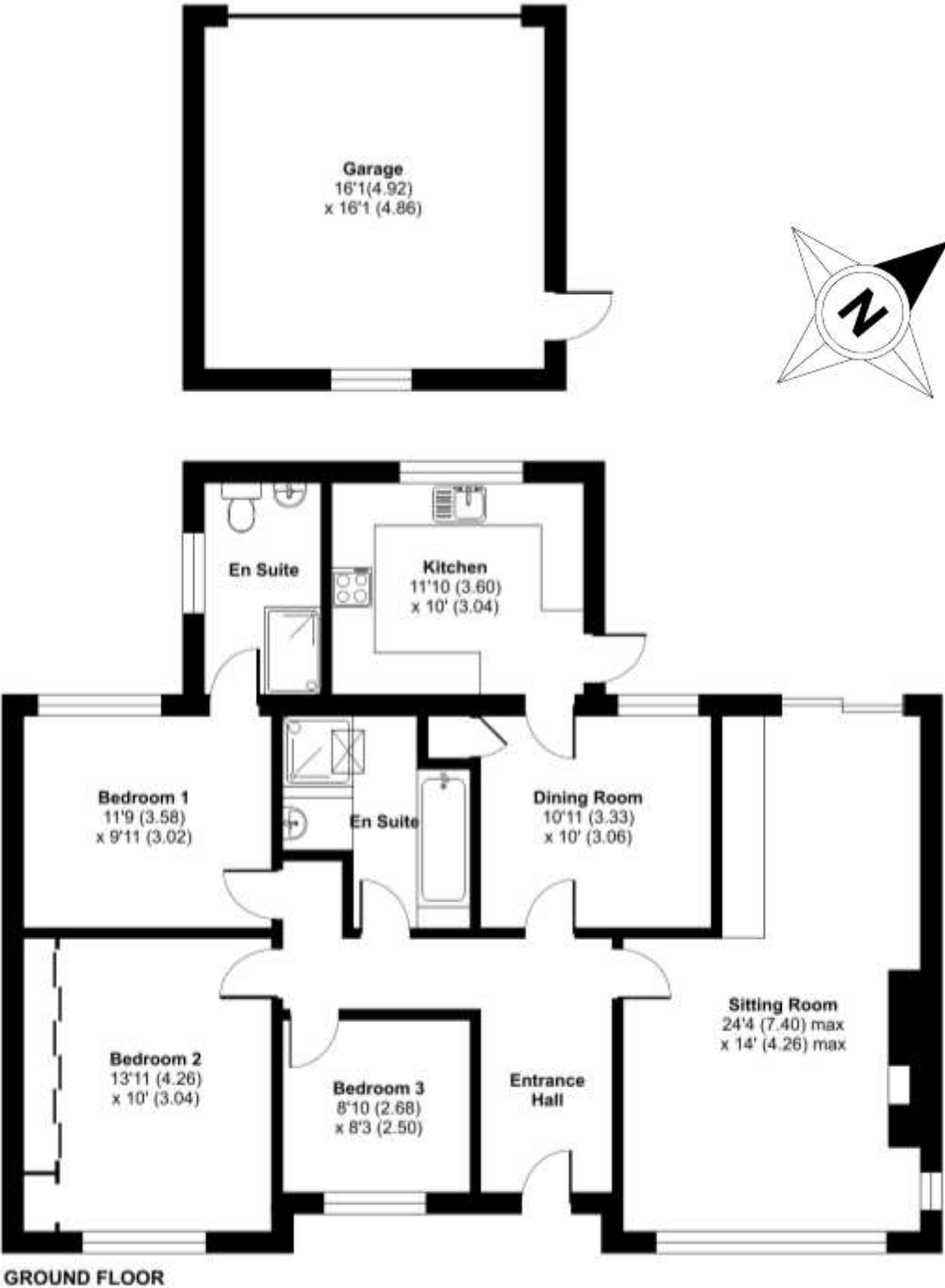




Middle Street, Foxton, Market Harborough, LE16

Approximate Area = 1192 sq ft / 110.7sq m  
Garage = 258 sq ft / 23.9 sq m  
Total = 1450 sq ft / 134.7 sq m  
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold  
Local Authority: Harborough District Council  
Listed Status: Not Listed  
Conservation Area: Foxton Conservation Area  
Tax Band: E  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Broadband delivered to the property: Assumed FTTC  
Non-standard construction: Believed to be of standard construction  
Wayleaves, Rights of Way, Easements & Covenants: Yes  
Flooding issues in the last 5 years: None.  
Accessibility: One storey dwelling  
Cladding: None  
Planning issues: None which our clients are aware of  
Planning applications local to property: 8 Middle Street - Approval of erection single story rear extension, single story side extension and in fill boundary wall (application nos 24/01039) and pending consideration of works to trees (24/01654).



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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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