

STONEWAYS

SCHOOL HILL, MIDDLETON, MARKET HARBOROUGH



DEVELOPMENT OPPORTUNITY

JAMES
SELICKS

Occupying an elevated position with commanding views across the Welland Valley, this detached stone-built dormer bungalow presents a rare opportunity to acquire a characterful residence in a sought-after Leicestershire village setting on an approximate 0.53-acre total, mostly level plot.

Built in the 1950s, the property offers spacious and versatile accommodation, retaining original features such as parquet flooring and wooden double glazing, and is served by oil-fired central heating. Offered to the market with no upward chain, the property is well-suited to those seeking a development opportunity to enhance the existing property, or redevelop the whole site, subject to the necessary planning consents.

Detached dormer bungalow on an elevated plot with panoramic views over the Welland Valley • Spacious entrance hall with a spiral staircase leading to the first floor • Well-appointed kitchen with cream units, oak worktops, oil-fired Aga, and views over the front garden • Two large reception rooms and a conservatory overlooking the rear garden • Four bedrooms in total; two on the ground floor and two upstairs, including one with an ensuite shower. • Multiple WCs and a shower room, plus a utility room connected to the kitchen • Large, mature rear garden • Extensive front parking, detached garage and store room • No upward chain • Ripe for renovation & extension, subject to planning permission

Accommodation

The home opens with an entrance porch leading into a welcoming hall, where a striking spiral staircase adds visual interest. The ground floor includes a convenient WC and a separate shower room. At the heart of the home is a generously sized kitchen, fitted with cream-fronted eye- and base-level units, solid oak worktops, a tiled floor, and an oil-fired Aga. A sink is placed to take best advantage of views over the front garden the Welland Valley beyond. The kitchen connects to a utility room and a further WC. The property boasts two large reception rooms, cleverly positioned to enjoy views of the rear garden, along with a spacious conservatory for year-round enjoyment. Two ground-floor bedrooms offer flexible accommodation, one facing the rear and the other the front. Upstairs are two additional bedrooms, one with an ensuite shower room.

Outside

The property stands in generous, mature gardens to both the front and rear. The rear garden is particularly noteworthy, featuring an array of specimen trees, well-stocked borders, a paved terrace, vegetable plot, raised rockery garden, greenhouse, and summerhouse, all creating a tranquil and secluded outdoor retreat.

To the front, the elevated setting affords stunning open views and provides ample off-road parking for multiple vehicles. A detached double garage is complemented by an adjoining store room, adding further practicality.

Location

Middleton is a pretty 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.





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 mile's 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 Council

Tax Band: E

Listed Status: Not Listed **Built:** 1952

Conservation Area: No

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

Loft: Boarded, insulated with lighting

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling with no accessibility modifications to the property

Planning issues: None

Satnav Information

The property's postcode is LE16 8YZ , house number 11 and house name: Stoneways.







School Hill, Middleton, Market Harborough, LE16

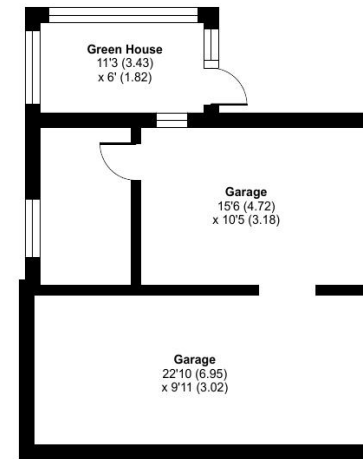
Approximate Area = 2166 sq ft / 201.2 sq m

Garage = 474 sq ft / 44 sq m

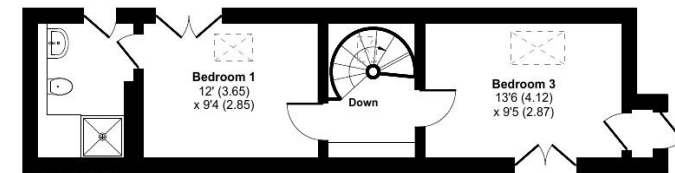
Outbuildings = 195 sq ft / 18.1 sq m

Total = 2835 sq ft / 263.3 sq m

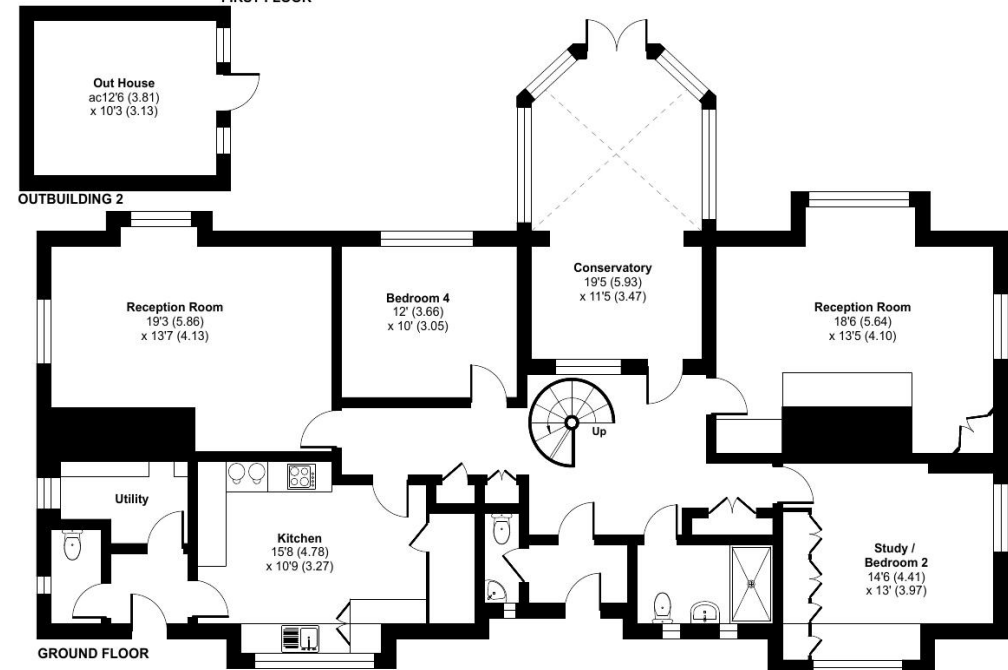
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GARAGE / OUTBUILDING 1



FIRST FLOOR



OUTBUILDING 2

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for James Sellicks Estate Agents. REF: 1295490

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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.

