

JAMES SELICKS

MAIN STREET

MIDDLETON
MARKET HARBOROUGH
LEICESTERSHIRE





A fantastic opportunity to purchase this superb contemporary residence set in an elevated and secluded position within a sought-after village, enjoying some of the finest views across the Welland Valley towards Neville Holt.

The property also offers excellent potential for further development (subject to the necessary planning consents) and occupies an outstanding location for commuters, conveniently positioned for both Market Harborough and Corby rail stations, with direct services to London St Pancras in approximately one hour.

With its combination of generous accommodation, stunning outlook, and rare potential for further development, this property presents a unique chance to create a truly exceptional home in one of Middleton's most desirable locations.

Accommodation

The spacious and versatile accommodation is entered via a smart composite and glazed front door into an entrance hall with Parquet style flooring, housing a useful ground floor cloakroom. The impressive split-level sitting/dining room enjoys a dual-aspect with large picture windows that perfectly frame the stunning views, Parquet style flooring, a feature wood-burning stove set into a brick Inglenook and patio doors leading onto the rear garden. A study to the front enjoys beautiful valley views.

The heart of this home is the breakfast kitchen which is bright and spacious with beautiful slate flooring, enjoying natural light from a skylight, inset ceiling spotlights and feature pendant lighting, plus lighting set within the excellent range of eye and base level units which includes ample preparation surfaces, drawers, a sink and drainer, tiled surrounds and a matching breakfast bar area, space for a fridge, dishwasher and a range cooker with a chimney style extractor unit above. A utility room provides further cabinetry, sink and white appliance space plus access to a front porch, whilst through an archway off the kitchen is a generous family room with a beamed ceiling, skylight and pendant lighting, wooden flooring and patio doors opening directly onto the rear garden.

The ground floor also includes a well-proportioned master bedroom with built-in storage and windows to the rear and side providing garden views, plus a well-appointed en-suite shower room with a glazed corner shower enclosure, a wash hand basin set into a vanity storage unit with a mirror, a bidet, enclosed WC, tiled walls and flooring.

To the first floor, a spacious landing provides scope for a second study area and access to a huge bedroom with eaves storage, a side window and door, two further double bedrooms with front facing windows affording superb views, a store room and a large family bathroom with a corner bath, a wash hand basin set into a vanity storage unit, an enclosed WC and a glazed corner shower enclosure, tiled walls and flooring and a connecting storage room adding further practicality.

Outside

The property boasts a detached double garage, a car port, ample off-road parking and attractive gardens to both the front and rear, mainly laid to lawn with an array of shrubs, trees and plants providing year-round interest and paved patio entertaining areas, and taking best advantage of its stunning outlook. The property is fully detached and is only bordered by the grounds and gardens of the neighbouring properties.





Location

Middleton is a pretty rural village lying approximately eight and a half miles east of Market Harborough. The village offers a parish church, a local public house and is well placed for access into Market Harborough, Uppingham, Corby and Kettering town centres. 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

Tax Band: G

Listed Status: None

Conservation Area: Cottingham and Middleton

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

Broadband delivered to the property: TBC

Construction: Believed to be Standard

Wayleaves, Rights of Way & Covenants: TBC

Flooding issues in the last 5 years: TBC

Accessibility: TBC

Planning issues: TBC

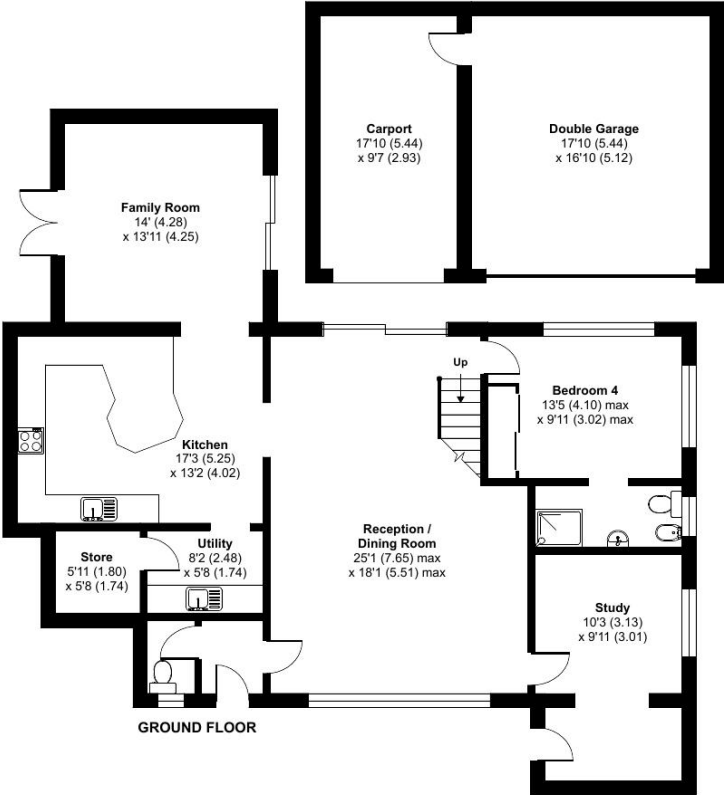
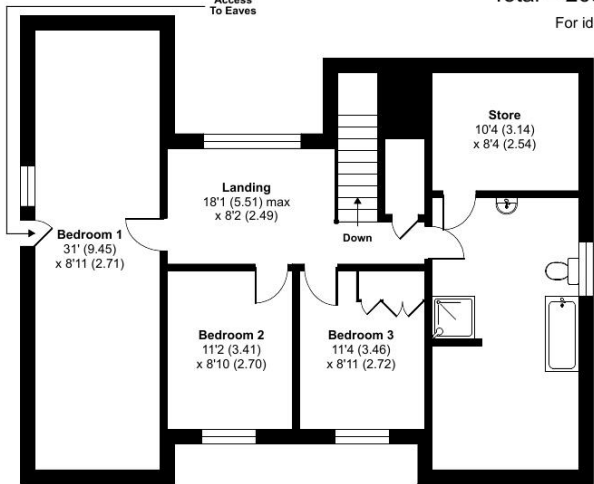
Satnav Information: The property's postcode is LE16 8YU, and house number 14.





Main Street, Middleton, Market Harborough, LE16

Approximate Area = 2357 sq ft / 218.9 sq m (excludes carport)
Garage = 300 sq ft / 27.8 sq m
Total = 2657 sq ft / 246.8 sq m
For identification only - Not to scale





Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

