



**HENDERSON
CONNELLAN**
ESTATE AGENTS

1 Lightfoot Lane, Market Harborough, LE16 8YY

Guide Price £425,000

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"One of a Kind"

This deceptively spacious detached home is located within Middleton village just a short stroll from East Carlton Country Park and is conveniently situated for Market Harborough, Corby and Rutland. The property comes with a south/west facing rear garden, driveway and single garage. The well maintained accommodation comprises reception hall, study, living/dining room, snug and a fitted kitchen/breakfast room. There are four bedrooms and two bathrooms split over both floors. NO CHAIN.

Nestled within a well regarded residential enclave within Middleton village which connects to Cottingham and neighbours East Carlton Country Park, this attractive detached property is being offered for sale with No Chain.

The accommodation is well presented and includes an entrance hall which features a solid timber floor, structural glass staircase rising to the first floor landing and a cloaks recess.

The living/dining room is dual aspect and features a cassette wood burning fire.

Structural glass doors lead into the snug which features French doors onto the rear garden.

The kitchen/breakfast room is fitted with a range of wall and base level units with Corian moulded work surfaces incorporating a sink with mixer tap, and ceramic tiled wall surrounds. There is an electric hob with extractor hood and a built in eye line oven. There is a ceramic tiled floor and a door which leads onto the rear garden.

The ground floor bathroom is a generous size and includes a side panel spa bath, concealed cistern WC, wash hand basin set within a vanity storage unit with drawers and there is a separate shower enclosure with ceramic tiled wall surrounds and flooring.

There are two double sized bedrooms on the ground floor, with bedroom one benefitting from a range of fitted wardrobes, dressing table and drawer units.

From the first floor landing there are two further bedrooms and another bathroom.

The property has solar panels which are linked to a favourable tariff which is transferable to the next owner, company details GNH Solar 01536 505355





- Kitchen/Breakfast Room - 4.9m x 3.3m (16'1" x 10'10")
- Dining Area - 4.14m x 2.59m (13'7" x 8'6")
- Living Area - 4.57m x 4.57m (15'0" x 15'0")
- Snug - 2.59m x 2.9m (8'6" x 9'6")
- Study - 2.31m x 1.91m (7'7" x 6'3")
- Bedroom 1 - 3.66m x 3.66m (12'0" x 12'0")
- Bedroom 2 - 3.43m x 3.05m (11'3" x 10'0")
- Bathroom - 2.54m x 2.62m (8'4" x 8'7")
- Bedroom 3 - 2.84m x 2.57m (9'4" x 8'5")
- Bedroom 4 - 2.82m x 3m (9'3" x 9'10")



10 Spencer Court, Corby, Northamptonshire, NN17 1NU

