



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 6 Manor Court, Middleton, LE16 8TL

£310,000

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## "In the Vicinity of Tranquillity"

This linked detached house is being offered for sale with a well presented, modern interior and is being offered for sale with NO CHAIN. Nestled away within a quiet enclave within Middleton, the property is just a short walk from East Carlton Country Park. The accommodation comprises entrance hall, spacious living room which links to an open plan dining/family room, and there is a fitted kitchen/breakfast room. Upstairs there are three bedrooms and a modern shower room. The north/west facing rear garden offers a good degree of privacy and is well maintained. There is a driveway to the front.

This beautifully presented linked detached property is being offered for sale with NO CHAIN.

This property is nestled away within a small enclave within the village and comes with a driveway and rear garden. The accommodation comprises entrance hall with stairs rising to the first floor landing. The living area features a cast iron fire place, timber laminate flooring which extends through to the family area, French doors open onto the rear garden and this room is dual aspect making it light and airy.

The kitchen/dining room is fitted with a stylish range of wall and base level units with solid timber work surfaces incorporating a sink with drainer and mixer tap and ceramic tiled wall surrounds. There is an integrated slim-line dishwasher.

From the first floor landing there is a modern shower room which includes a corner shower enclosure, WC and a wash hand basin set within a vanity unit with ceramic tiled wall surrounds, and flooring. There is a chrome heated towel rail. There are three bedrooms, two of which are double in size. The property benefits from a gas fired central heating system and uPVC double glazed windows.

Outside, the property offers a small retained front lawn and a driveway. The rear garden is fully enclosed by timber fencing and is laid to lawn with pretty planted borders and a paved patio area.

Linked Detached House

Attractive Village Location

Converted Garage

Catchment for Uppingham Schools

Short Walk To East Carlton Country Park

Close to Local Nature Walks

Short Walk to Main Bus Link

Three Bedrooms

Modern Shower Room and Kitchen

Pretty Rear Garden





- Kitchen/Breakfast Room - 5.13m x 2.34m (16'10" x 7'8")
- Dining/Family Room - 5.38m x 2.64m (17'8" x 8'8")
- Living area - 3.89m x 3.48m (12'9" x 11'5")
- Bedroom 1 - 3.53m x 3.25m (11'7" x 10'8")
- Bedroom 2 - 3.4m x 3.02m (11'2" x 9'11")
- Bedroom 3 - 2.24m x 2.01m (7'4" x 6'7")
- Shower Room - 2.24m x 1.85m (7'4" x 6'1")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

