



**HENDERSON
CONNELLAN**
ESTATE AGENTS

School Hill, Middleton, Market Harborough, Leicestershire, LE16 8YZ

Guide Price £475,000

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"Unique On Any Horizon!"

Nicely positioned within Middleton and situated toward the edge of East Carlton Country Park, with excellent links to main arterial roads and rail networks which provide direct trains to London and the North, this interesting detached cottage is beautifully presented with an attractively landscaped and established garden, making it a stunning home in an idyll rural setting. Middleton conjoined with Cottingham offers good local amenities including a pub, community run café and shop, church and primary school. The "upside down" accommodation includes three bedrooms with a generous bathroom en-suite to the master, while there is also a separate shower room and a home office on the ground floor. The living accommodation is elevated so the lovely views can be enjoyed and comprises living room, snug, impressive dining room and a fitted kitchen. An exterior utility room and cellar provide extra space and storage.

Room Measurements:

Landing/Snug 3.43m x 3.66m (11'3" x 12'0")

Dining Room 6.25m x 3.48m (20'6" x 11'5")

Study 4.01m x 3.02m (13'2" x 9'11")

Bedroom One 3.28m x 3m (10'9" x 9'10")

Ensuite 4.01m x 2.95m (13'2" x 9'8")

Bedroom Two 3.71m x 3.38m (12'2" x 11'1")

Bedroom Three/Dressing Room 3.48m x 2.97m (11'5" x 9'9")

Shower Room 2.67m x 2.18m (8'9" x 7'2")





- Unique "Upside Down" Accommodation
- An Individual Home With Character
- Well Stocked and Attractively Landscaped Garden
- Excellent Local Amenities
- Catchment for Uppingham Schools
- Stunning Views Over the Welland Valley
- Beautifully Presented Accommodation
- Parking For Five Cars on Two Separate Driveways
- Close to East Carlton Country Park - Nature Walks
- Easy Access To Corby, Kettering & Market Harborough Railway Stations



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.

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