



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashley Road, Middleton, Market Harborough, Leicestershire

£450,000

3 1 2



"Rural Retreat"

Beautifully positioned within Middleton and set back on a secluded plot, this attractive stone cottage comes with a private driveway providing extensive parking and a double garage, the majority of the well maintained garden is to the front of the plot and faces west, attracting the afternoon and evening sun. The accommodation comprises a lounge with wood burning stove, dining room, modern fitted kitchen and there is a conservatory/utility. Upstairs there is a family bathroom and three bedrooms. To the rear there is an enclosed courtyard garden. A lovely cottage with a pleasant garden and excellent parking and double garage!

Description:

Beautifully presented characterful stone cottage located in the village of Middleton which is set back on a secluded plot and offers driveway parking, a double garage and attractively landscaped gardens.

The accommodation comprises of a well proportioned sitting room with a feature fireplace and wood burning stove, exposed stone walls and access to the front garden via UPVC double glazed patio doors.

Separate formal dining room with a feature fireplace.

Kitchen fitted with a modern range of eye and base level units with roll top work surfaces incorporating a one and half bowl sink with mixer tap, gas hob with extractor hood above, fitted double oven, space and plumbing for a dishwasher, space for an under counter fridge and ceramic tiled splash backs.

Conservatory addition which has been fitted with a range of units creating a utility space with a single drainer sink, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, ceramic tiled flooring and access to the rear garden via UPVC double glazed patio doors.

On the first floor there are three bedrooms.

Family bathroom fitted with a contemporary white four piece suite to comprise of a roll top bath with shower attachment, separate shower cubicle with power shower, pedestal wash hand basin and close coupled WC.

Further benefits include gas fired central heating and UPVC double glazed windows.

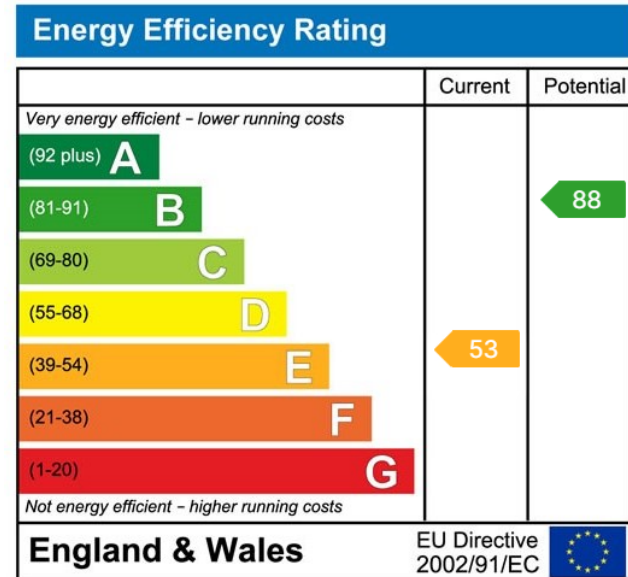
Outside:

Externally there is ample car parking for up to four cars on a block paved driveway, a double garage, extensive garden to the front of the property which is mainly laid to lawn with well stocked shrub borders, there is screening by mature hedge to the front boundary and a hand gate to Ashley Road, whilst to the rear a lies a courtyard area where there is a timber storage shed and external lighting. The double garage measures - 5.94m x 5.84m (19'6 x 19'2) ,and has an electric door, power and lighting. All in about 0.18 of an acre.





- Reception/Dining Room 3.78m x 3.43m (12'5" x 11'3")
- Sitting Room 4.65m x 3.86m (15'3" x 12'8")
- Kitchen 3.78m x 1.96m (12'5" x 6'5")
- Conservatory 5.51m x 5.72m (18'1" x 18'9")
- Bedroom One 3.96m x 2.79m (13'0" x 9'2")
- Bedroom Two 3.81m x 2.34m (12'6" x 7'8")
- Bedroom Three 3.23m x 2.21m (10'7" x 7'3")
- Bathroom 3.78m x 1.96m (12'5" x 6'5")
- Garage 5.94m x 5.84m (19'6" x 19'2")



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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