



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Hill. Middleton, Market Harborough, Leicestershire, LE16 8YX

£375,000

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"Enjoy a Rural Position"

This detached house is located in Middleton and is positioned just a short walk from East Carlton Country Park. Also, Middleton and Cottingham are well serviced with a community shop/café, pub and a primary school. The accommodation is well presented and includes an entrance hall, guest WC, bay fronted living room, study/home office, kitchen/diner and a utility room. Upstairs there is a bathroom and three bedrooms with the master benefitting from a shower room en-suite. The property comes with a retained frontage and enclosed rear courtyard garden with a driveway providing parking for three/four and access to the single garage.

Outside:

Occupying an elevated position in this desirable village, the property retains a neat and attractive frontage, benefitting from a low maintenance design with a block paved forecourt enclosed by low level iron railings. To the side of the property is a block paved driveway providing off road parking for three to four cars. The courtyard-style rear garden has also been designed with low maintenance in mind, with ample space for garden furniture and potted plants if desired.

Room Measurements:

Living Room 4.78m x 3.58m (15'8" x 11'9")

Kitchen/Diner 5.49m x 3m (18'0" x 9'10")

Study 3.07m x 1.75m (10'1" x 5'9")

Utility 2.54m x 1.47m (8'4" x 4'10")

Bedroom One 3.96m x 2.82m (13'0" x 9'3")

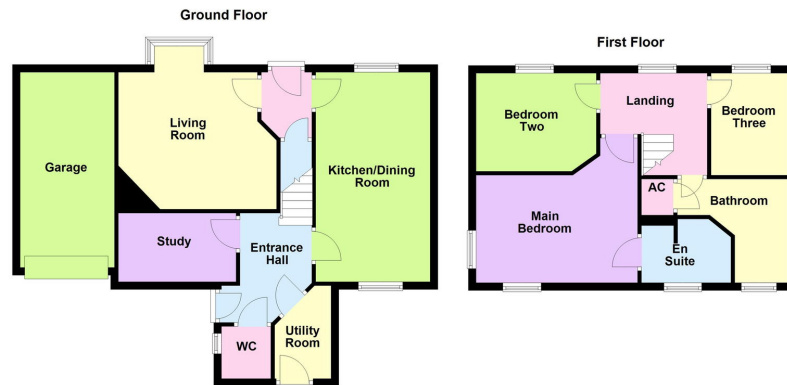
Bedroom Two 3.28m x 2.57m (10'9" x 8'5")

Bedroom Three 2.54m x 2.01m (8'4" x 6'7")

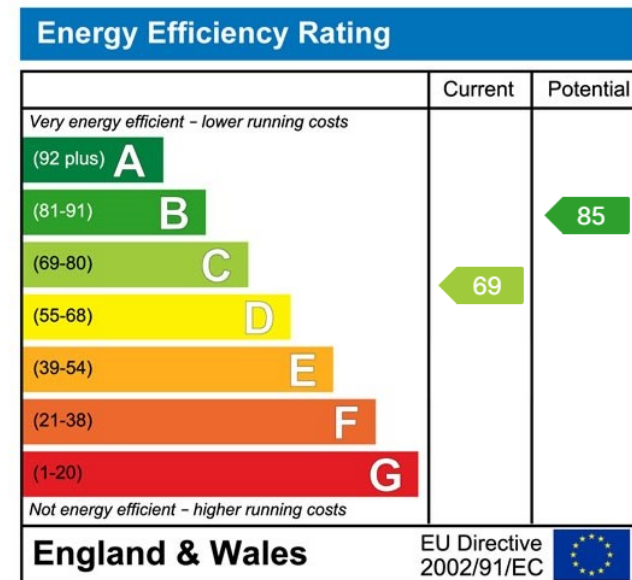
Bathroom 3.02m x 2.69m (9'11" x 8'10") Max

En-suite Shower Room 2.34m x 1.63m (7'8" x 5'4")





- Detached House
- Convenient for Local Amenities, - School, Pub and Community Shop
- East Carlton Park is Near By
- On Bus Link for Uppingham School
- No Chain
- Single Garage
- Refreshed Interior - new flooring to the first floor
- Lounge and Study
- Three Bedrooms
- Kitchen/Diner



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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