



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lightfoot Lane, Middleton, Market Harborough, LE16 8YY

Guide Price £280,000

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"Relaxing and Peaceful"

This deceptively proportioned semi detached bungalow is nestled away in a pleasant corner of Middleton village which neighbours Cottingham and East Carlton Country Park. Offered for sale with NO CHAIN. The accommodation includes an entrance hall, open plan living/ dining room which features a fire place, fitted kitchen, rear porch, bathroom and two double sized bedrooms. Outside there are front and rear gardens, driveway and a single garage.

Description:

Nicely positioned within Middleton, this bungalow is located within easy reach of the local amenities in Cottingham which include a community run shop/café, pub, church and the primary school.

The accommodation comprises entrance hall with cloak storage and an airing cupboard.

The lounge/diner is open plan providing a comfortable space with a window over looking the rear garden.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds.

There is a rear porch from which the rear garden can be accessed. There is space and plumbing for a washing machine.

From the inner hall there are two double sized bedrooms both benefitting from fitted wardrobes.

The bathroom includes a side panel bath with an electric shower over, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

The property is heated by electric underfloor heating with each room having a controlling thermostat.

uPVC double glazed windows.

Outside:

The plot provides a front lawn, the driveway provides tandem parking for three cars with access to the single garage. The rear garden is enclosed by timber fencing, the rear boundary is stone walled. The garden is mainly paved with a lawn area and planted borders.

Room Measurements:

Lounge Diner - 6.15m x 4.24m (20'2" x 13'11")

Kitchen - 3.15m x 2.41m (10'4" x 7'11")

Bedroom One - 4.52m x 3.23m (14'10" x 10'7")

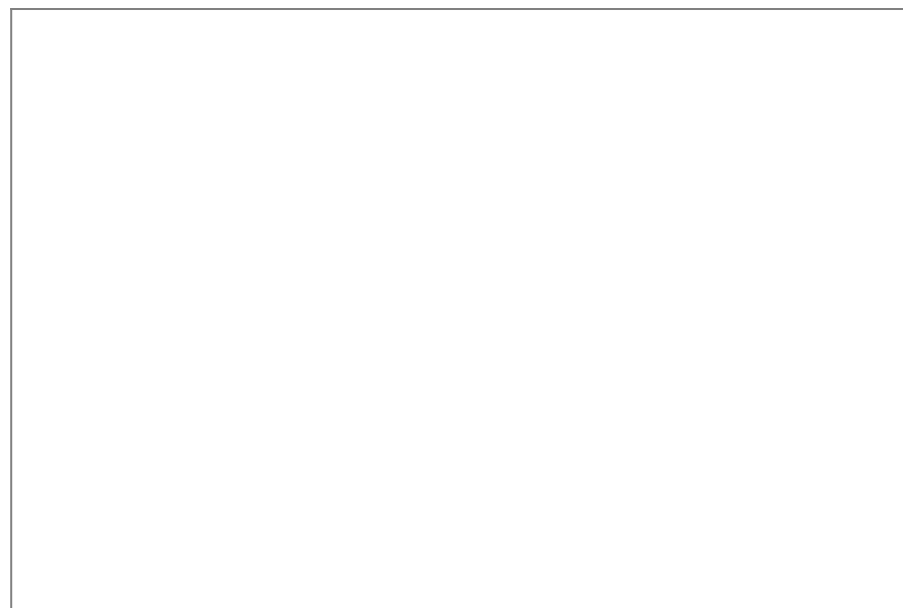
Bedroom Two - 3.18m x 3.1m (10'5" x 10'2")

Bathroom - 3.53m x 2.13m (11'7" x 7'0")





- Semi Detached Bungalow
- Two Double Bedrooms
- Bathroom
- Front and Rear Gardens
- Lots of Countryside and Nature Walks Nearby
- Tandem Driveway and Single Garage
- Fitted Kitchen
- NO CHAIN
- Convenient for Local Amenities
- Close to East Carlton Country Park



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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