



**HENDERSON
CONNELLAN**
ESTATE AGENTS

14 Main Street, Middleton, LE16 8YU

£675,000

4 2 3



"Out of the Ordinary"

This detached individually built family home is located in the village of Middleton on an elevated plot in a secluded position with far reaching views over the Welland Valley. The accommodation comprises entrance hall, generously sized living/dining room with a wood burning stove, fitted kitchen/breakfast room, study, family room, utility room and ground floor master bedroom with en-suite. On the first floor are three further bedrooms and the family bathroom. Outside is a detached double garage and off road parking, front and rear gardens.

This is a unique opportunity to secure a detached property which offers impressive far reaching views over the Welland Valley. The property stands on a generous sized plot which comes with a double garage, car port, large front garden and a private rear garden. The accommodation comprises entrance hall which leads to the guest WC. The living/dining room is a generous size and is dual aspect featuring large picture windows to the front elevation to enjoy the countryside views. Patio doors open onto the rear garden and there is a wood burning stove set within the chimney breast. A study provides a great work space or could be used as a playroom. Again this room offers excellent views to the front elevation. The kitchen/breakfast room is fitted with a range of wall and base level units with work surfaces and ceramic tiled wall surrounds. There is a breakfast bar, floor standing range cooker and a tiled floor. From the kitchen there is a utility room which leads to a front porch which benefits from built in storage. A family room is located off the kitchen, this room is a generous size and offers rear garden access. Bedroom one is located on the ground floor and benefits from a shower room en suite.

The first floor landing is a generous size and could be used as a second study area. There are three double sized bedrooms on the first floor and a large bathroom which includes a corner bath, WC and a wash hand basin set within a vanity storage unit. Ceramic tiled wall surrounds and floor. There is a connecting storage room.

The property offers further scope to be developed subject to planning consent.

Individual village property

Far reaching countryside views

Double garage and a car port

Front and rear gardens

Scope and potential to develop the property further

Secluded and private plot position

Well regarded village location

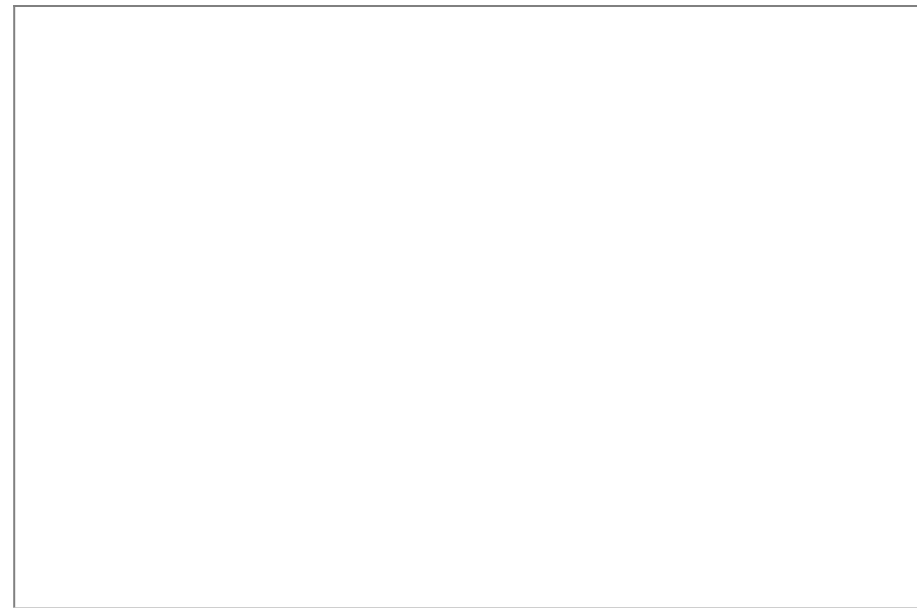
East Carlton Country Park near by

No chain





- Living / Dining Room - 5.51m x 4.5m (18'1" x 14'9")
- Kitchen - 4.88m x 4.01m (16'0" x 13'2")
- Family Room - 4.27m x 4.27m (14'0" x 14'0")
- Study - 4.83m x 3.12m (15'10" x 10'3")
- Bedroom 1 - 4.09m x 3.05m (13'5" x 10'0")
- En-suite - 3.1m x 1.32m (10'2" x 4'4")
- Bedroom 2 - 6.63m x 2.72m (21'9" x 8'11")
- Bedroom 3 - 3.38m x 2.72m (11'1" x 8'11")
- Bedroom 4 - 3.38m x 2.69m (11'1" x 8'10")
- Bathroom - 4.65m x 3.12m (15'3" x 10'3")



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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