

## 10 Middle Street, Foxton, LE16 7RE



**£475,000**

Welcome to this charming and sizeable detached bungalow located on Middle Street in the highly sought-after village of Foxton, Market Harborough. This excellent property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated close to major road and rail links, this home offers convenience for commuting and accessing nearby amenities! The property is well-presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside, but one of the exciting features of this bungalow is the potential for further extension, subject to obtaining the necessary planning permissions. This offers the opportunity to tailor the property to your specific needs and preferences, making it a truly customizable space to call home. What sets this property apart is the fact that it is being offered with no chain, providing a smooth and hassle-free buying process. Don't miss out on the chance to own this delightful bungalow in a picturesque village setting. Viewing comes highly recommended!

*Service without compromise*

## Entrance Hall



Accessed via a UPVC double glazed front door. Doors off to: Rooms. Luxury vinyl flooring. Telephone point. Radiator. Loft hatch access.

## Lounge 24'3 x 15'5 (7.39m x 4.70m)



Having UPVC double glazed windows to front and side aspects. Double glazed patio doors to rear aspect out to garden. Gas feature fireplace. TV point. 2 x Radiators.

## Dining Room 10'11 x 9'11 (3.33m x 3.02m)



UPVC double glazed window to rear aspect. Door through to: Kitchen. Fitted base and wall storage cabinets. Built-in cupboard. Radiator.

## Kitchen 11'10 x 9'9 (3.61m x 2.97m)



Having a selection of fitted base and wall units, laminate worktop over and 1 1/2 bowl composite sink with drainer. There is a mid level single electric oven, gas hob, extractor integral microwave, space for a freestanding fridge/freezer and a space with plumbing for a freestanding washing machine. UPVC double glazed door to side aspect out to rear garden. UPVC double glazed window to rear aspect. Tiled flooring. Electric plinth heater.

## Bedroom One 14'0 x 12'0 (4.27m x 3.66m)



UPVC double glazed window to front aspect. A selection of fitted wardrobes with mirrored sliding doors. Radiator.

## Bedroom Two 11'8 x 9'11 (3.56m x 3.02m)



UPVC double glazed window to rear aspect. Door through to: En-Suite. Radiator.

## En-Suite 9'9 x 5'6 (2.97m x 1.68m)



Comprising: Double walk-in enclosure with electric shower, sink over a fitted vanity unit and a low level WC. UPVC double glazed window to side aspect. LED spotlights. Extractor. Feature wall tiling. Luxury vinyl flooring. Radiator.

## Bedroom Three 8'4 x 8'2 (2.54m x 2.49m)



UPVC double glazed window to front aspect. Telephone point. Radiator.

## Bathroom 9'11 x 8'8 (3.02m x 2.64m)



Comprising: Panelled bath with mixer tap and shower attachment, separate double shower enclosure, sink over a fitted vanity unit and a low level WC. 'Velux' window to ceiling. LED spotlights. Extractor. Feature wall and floor tiling. Chrome heated towel rail.

## Outside

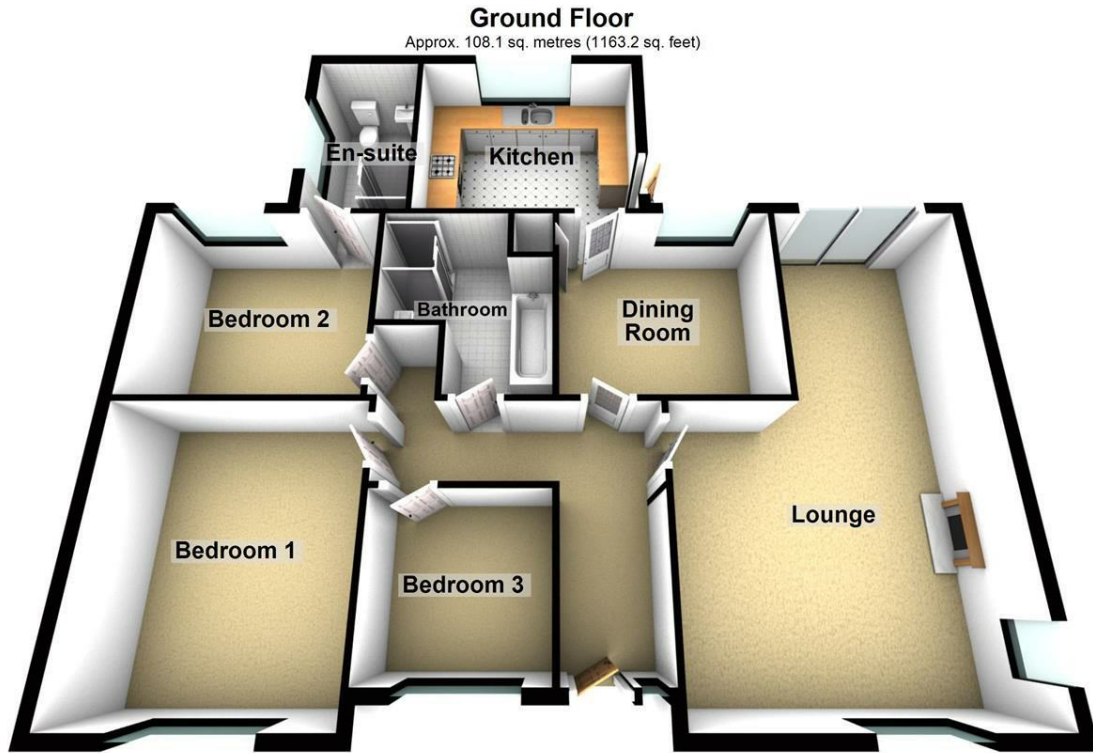


The property occupies a pleasant position on a sizeable plot offering a good sized front garden area laid to mainly lawn, a block paved driveway providing ample off road parking and access to the detached double garage. There are side pedestrian gates to either end of the bungalow allowing access into the rear garden. The well tended West facing rear garden has a paved patio seating area, generous lawn and a variety of well established planting and shrubbery creating a truly secluded oasis.

## Double Garage

With electric roller shutter door, power and light with the added benefit of a side pedestrian door and window.

## Floor Plan

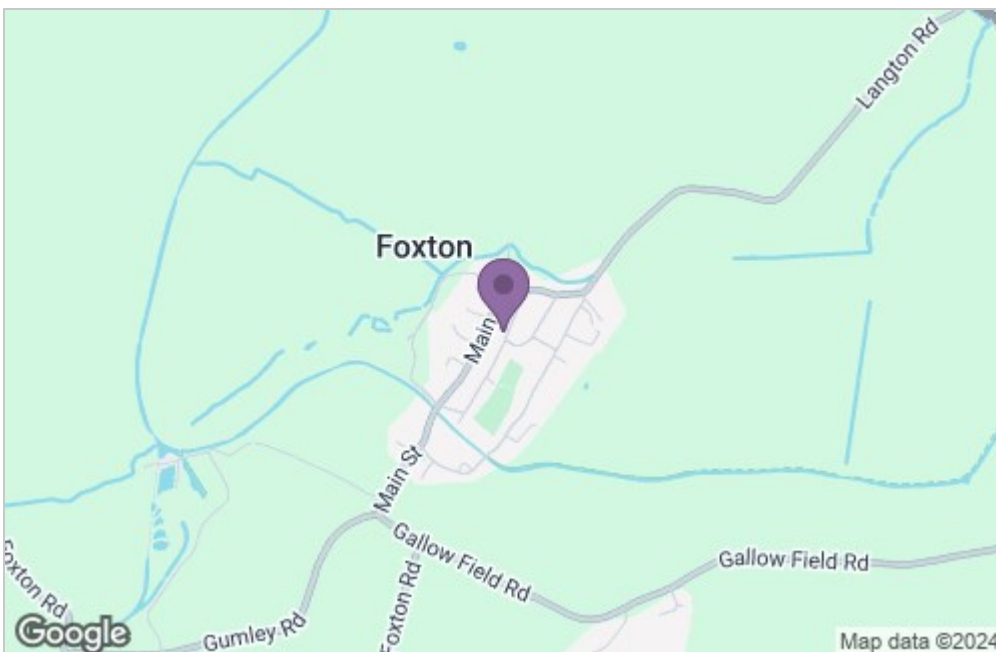


**Ground Floor**  
Approx. 108.1 sq. metres (1163.2 sq. feet)

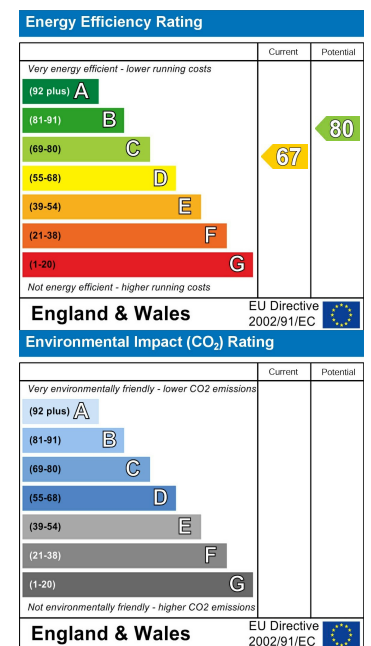
Total area: approx. 108.1 sq. metres (1163.2 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



*Service without compromise*