

Church View, LE16 8FJ  
Caldecott  
Market Harborough  
£290,000

Hurfords



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- Attractive End Town House
- Neighbouring Countryside
- No Chain
- Immaculately Presented Interior
- Southwest Facing Garden
- Two Parking Spaces
- Three Bedrooms
- Bathroom and Ensuite



# 6 Church View Caldecott Market Harborough LE16 8FJ

This modern stone-built townhouse features an attractive brick construction with a stone-dressed front. The property is ideally positioned on the edge of the village, directly neighbouring the countryside.

Offered for sale with no chain, this well-presented home includes the following accommodations:

Upon entering, the hallway features stairs rising to the first-floor landing. The living room boasts Karndeane flooring, extending through to the kitchen and dining room. French doors open onto the rear garden, creating seamless indoor-outdoor living. The kitchen is equipped with stylish framed wall and base level units, complemented by granite work surfaces that extend to form a breakfast bar. Modern appliances include a built-in electric oven, induction hob, extractor hood, and integrated dishwasher.

On the first floor, you will find two double-sized bedrooms, with the second bedroom benefiting from a built-in wardrobe. The well-equipped bathroom features a side panel bath with shower and screen, a WC, and a wash-hand basin set within a modern vanity unit. Ceramic tiled walls and a heated towel rail add a touch of luxury. The second floor is dedicated to the main bedroom, which includes a stylish ensuite shower room with a shower enclosure, wash-hand basin set within a storage vanity unit, ceramic tile surrounds, and a heated towel rail.

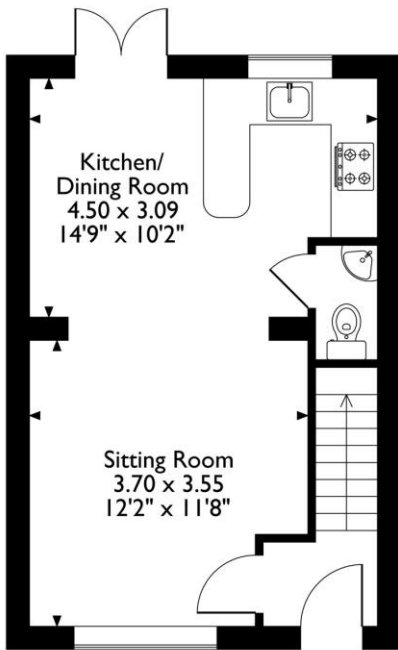
Outside, the property offers two parking spaces to the rear. The fully enclosed southwest-facing garden is mainly laid to lawn, with a paved patio area perfect for outdoor entertaining.

Additionally, there is a timber shed with power supply.

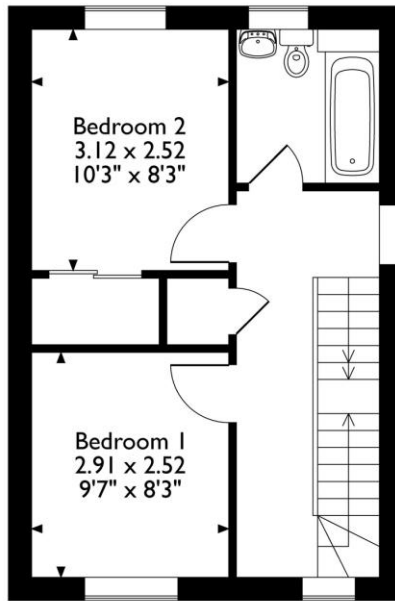


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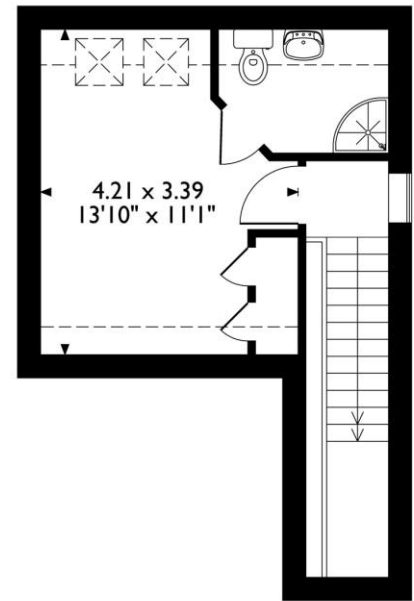
6 Church View, Caldecott, Market Harborough  
 Approximate Gross Internal Area  
 83 Sq M/893 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Rooms/Measurements**

- Living Room - 12' 1" x 11' 7"
- Kitchen/Dining Room - 10' 1" x 14' 9"
- WC - 5' 0" x 3' 0"
- Bedroom Two - 10' 2" x 8' 3"
- Bedroom Three - 9' 6" x 8' 3"
- Bedroom One - 14' 10" x 10' 11"
- En-suite - 5' 6" x 7' 2"

**TENURE: FREEHOLD**





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