



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Middle Street, Foxton

3 2 2



“The Plot and Potential Combine...”

...to form this impressive semi-detached property, situated on an impressive double-width plot in the heart of the desirable village of Foxton, boasting three bedrooms, an extended kitchen, and an oversized single garage!

Positioned on a country lane in the picturesque village of Foxton, conveniently located within walking distance to the local pub, church, village hall, primary school, and the locks with stunning walks along the Grand Union Canal. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, schools, and the train station, with excellent commuter rail links.

Entrance is gained through the composite and glass panelled front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing and access to the guest WC.

Spacious living room boasting a dual aspect with a window to the front elevation and French doors to the rear, flooding the room with natural light. A feature gas fireplace offers a focal point to the room and the French doors open out to the beautiful garden.

Extended kitchen/dining room comprising vinyl flooring, high gloss eye and base level fitted units, roll top work surfaces, a composite one and a half bowl sink, an integrated Neff electric oven with a four ring Bosch electric hob, space for a washing machine, fridge/freezer and dishwasher, and a useful pantry cupboard provides additional storage. There is ample space for a four-seater dining table and chairs and leading off the kitchen is a shower room.

Separate ground floor shower room comprising ceramic tiled walls and a shower enclosure with a fitted shower over.

Guest WC comprising a white two-piece suite.

First floor landing with access to the attic via a hatch.

Three good-sized bedrooms, two of which are double in size and benefit from fitted storage and views out over the rear garden.

Modern shower room comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin and a walk-in, double width shower enclosure, with a fitted shower over.

Detached oversized single garage, benefitting from an electric roller door, a side personnel door, windows to the rear elevation and power and light.

The rear garden is a fantastic size, benefitting from being a double-width plot and much longer than you might expect. Leading from the rear doors is a paved patio area ideal for entertaining family and friends. A path flows through the garden, flanked on both sides with lawn areas to the rear of the garden with a timber shed and timber summerhouse.





- Entrance Hall - 3.02m x 1.96m (9'11" x 6'5")
- Living Room - 5.28m x 3.48m (17'4" x 11'5")
- Kitchen/Dining Room - 6.15m x 3.23m (20'2" x 10'7") max
- WC - 1.8m x 0.91m (5'11" x 3'0")
- Main Bedroom - 3.51m x 2.54m (11'6" x 8'4") max
- Bedroom Two - 3.15m x 2.59m (10'4" x 8'6") max
- Bedroom Three - 2.54m x 2.46m (8'4" x 8'1") max
- Shower Room - 2.06m x 1.63m (6'9" x 5'4")
- Garage - 4.44m x 4.11m (14'7" x 13'6") max



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

