



Hurfords

Main Street, Middleton, Market Harborough Freehold: OIEO £425,000

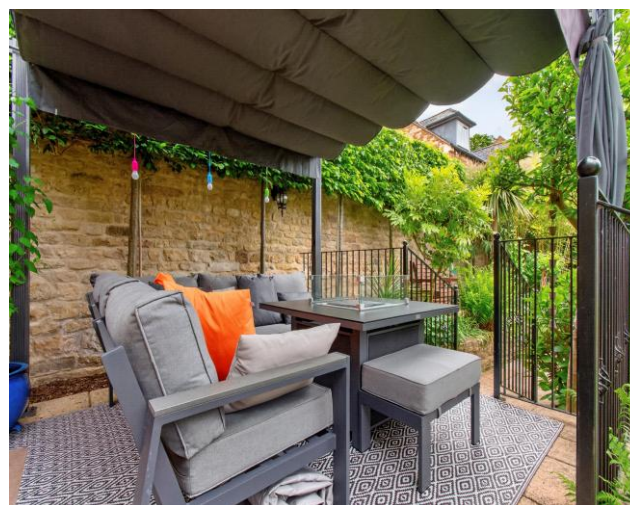
Key Features



- Grade II listed well-presented cottage
- Private location
- Beautiful Garden with Garden room
- En-suite
- Double Garage & Off-Road Parking - with electric, remote-controlled doors for added security and ease of use

The approach immediately sets the tone, enhanced further by the rare addition of a detached double garage complete with mezzanine storage, a valuable feature for a cottage of this nature. The garage itself benefits from power and lighting, along with electronically operated doors via remote control, providing both convenience and added security.

A private garden gate leads you into the wonderfully landscaped garden, the property's sole outdoor space, yet thoughtfully designed into a series of intimate zones that create a true private oasis. Whether enjoying a quiet morning coffee, entertaining friends or simply unwinding in complete seclusion, the garden offers a lifestyle as much as a setting.



Stepping inside, you are welcomed directly into the cosy sitting room, where exposed beams, an impressive inglenook fireplace and log burner create an instantly inviting atmosphere. Full of cottage charm yet cleverly practical, this room also benefits from built-in storage, enhancing both comfort and functionality.

Beyond, the hallway leads to the ground floor bathroom before opening into a second reception room, currently arranged as a dining room. Again, showcasing the cottage's character with a further log burner, this wonderfully versatile space flows naturally on to the kitchen. Smartly designed to maximise storage, the kitchen features an inbuilt larder cupboard, fitted seating area and a layout that perfectly complements the home's traditional feel whilst remaining highly functional for modern living.

The kitchen is finished with high-quality Amtico luxury flooring and is further enhanced by the addition of a Quooker tap, providing instant boiling water alongside filtered cold and standard hot and cold functions — a premium and highly practical feature for everyday living. A door from the kitchen opens directly onto a private patio terrace, ideal for alfresco dining, summer evenings and relaxed coffee mornings overlooking the garden.

One of the garden's standout features is the detached garden room, currently used as a second sitting room and enjoyed throughout the year. This versatile retreat offers the perfect escape, whether as a peaceful reading room, creative workspace, entertaining space or cosy hideaway away from the main house.



Main Street, Middleton, Market Harborough, LE16 8YU

Approximate gross internal area:
Total = 1,087 Sq. Ft (101.05 Sq. M)

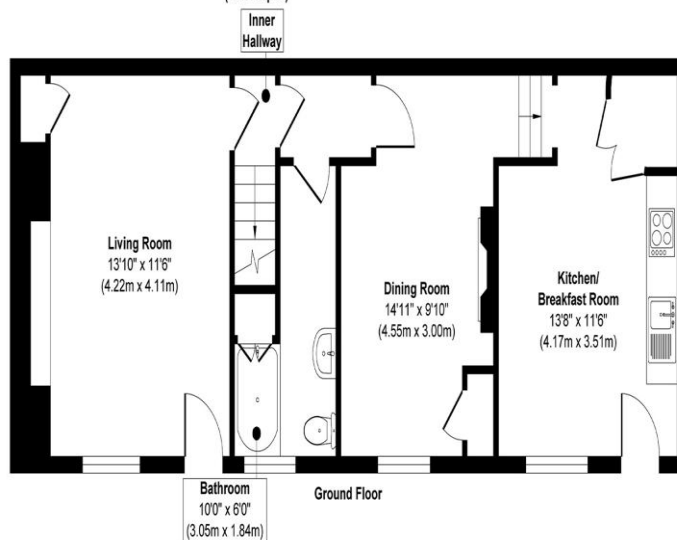
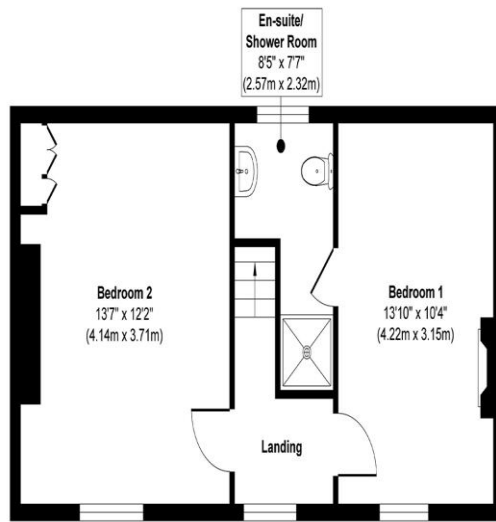


Illustration for identification purposes only, measurements are approximate, not to scale.

The first floor continues to surprise and delight, with two exceptionally generous double bedrooms boasting impressive ceiling heights rarely found within cottages of this era. The principal bedroom benefits from an en-suite shower room, a genuine rarity and luxury in a character cottage, while both rooms continue the home's warm and welcoming aesthetic.

Throughout, the property has been lovingly maintained and beautifully presented and also benefits from gas central heating with a boiler that has been serviced annually. Further practical upgrades include the installation of modern SMART meters for both gas and electricity, providing improved energy management and efficiency.

Middleton itself is a picturesque and highly regarded rural village surrounded by rolling Leicestershire countryside, positioned approximately eight miles east of Market Harborough. The village enjoys a strong sense of community and neighbouring villages offer excellent everyday amenities including village halls, pubs, cafés and well-regarded schooling.

Families are well catered for within the surrounding area, with nearby villages such as Cottingham offering a popular primary school alongside local amenities including a village shop, café and public house.

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