



**HENDERSON
CONNELLAN**
ESTATE AGENTS

12 Cannam Close, Middleton, Market Harborough, LE16 8YS

Offers Over £325,000

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"Creative Collaboration"

This is a prime opportunity to secure a well maintained but dated detached bungalow which is attractively positioned within Middleton, which represents a wonderful opportunity for the next owner to style the accommodation to their own taste. The accommodation comprises entrance hall, spacious lounge/dining room, kitchen, bathroom and three bedrooms.

Outside there is a driveway providing parking and access to the single garage while there is a south/east facing garden to the rear. Convenient for local amenities within Cottingham and East Carlton Country Park is nearby, ideal for countryside walks!

Description:

Nestled within a well-regarded residential enclave within Middleton village which connects to Cottingham and neighbours East Carlton Country Park, this attractive detached property is being offered for sale with no chain.

The accommodation is well presented and includes an entrance hall featuring a generously sized storage cupboard and a cloaks recess.

The generously sized living/dining room is dual aspect with a feature fireplace.

The kitchen/breakfast room is well proportioned and fitted with a range of eye and base level units with rolltop work surfaces incorporating a single drainer sink with mixer tap, space for a slot in cooker with extractor hood above, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer and ceramic tiled splashbacks. There is a ceramic tiled floor and a UPVC double glazed door that leads to the rear garden.

There are three double bedrooms with bedroom one benefiting from an en-suite WC.

Modern family shower room fitted with a white three piece suite to comprise of a shower cubicle with floor to ceiling tiled wall surrounds, close coupled WC and wash hand basin set on a vanity style unit with cupboards underneath.

Further benefits include UPVC double glazed windows and electric heating.

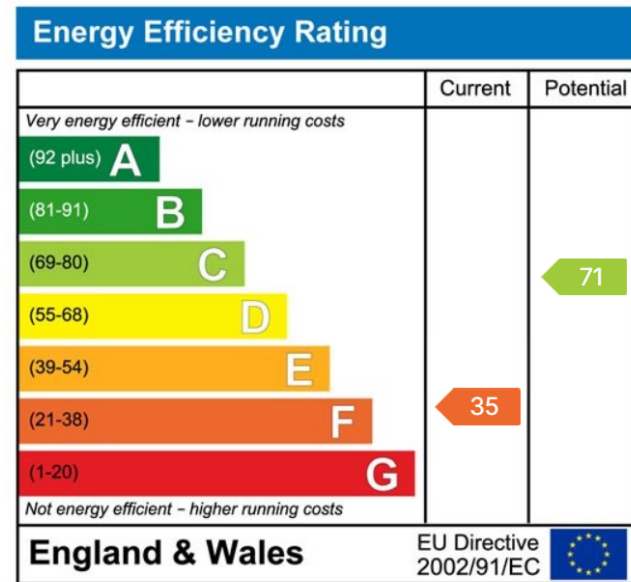
Outside:

The property is enviably positioned on a quiet cul-de-sac and benefits from front, side and rear gardens which are mainly laid to lawn with accompanying herbaceous and floral plantings. There is a paved patio seating area and the garden is fully enclosed by timber panel fencing and attractive dry stone wall. To the front of the property a driveway provides off road parking and access to the single garage with has power and light connected.





- Kitchen 3.81m x 3.12m (12'6" x 10'3")
- Lounge/Diner 6.63m x 3.96m (21'9" x 13'0")
- Bedroom One 4.04m x 3.35m (13'3" x 11'0")
- Bedroom Two 3.07m x 3.07m (10'1" x 10'1")
- Bedroom Three 3.3m x 2.41m (10'10" x 7'11")
- Shower Room 2.54m x 2.51m (8'4" x 8'3")



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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