



**HENDERSON
CONNELLAN**
ESTATE AGENTS

18 Main Street, Middleton, Market Harborough, Leicestershire, LE16 8YU

Offers Over £400,000

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"Charmed Life"

Beautifully blending period character with contemporary comfort, this Grade II listed three-bedroom semi-detached cottage enjoys a wonderful position in the heart of a sought-after village, close to excellent schools, transport links and East Carlton Country Park.

Arranged over three spacious storeys, the property is immaculately presented throughout and retains a wealth of character, including exposed beams, stonework and a charming feature fireplace. The ground floor offers a welcoming entrance hall, versatile reception room and impressive open-plan kitchen and dining area, combining traditional features with contemporary finishes, together with a useful cloakroom. Upstairs are three versatile bedrooms and a stylish family bathroom with attractive tiling and a rainfall shower.

Outside, the rear garden has been thoughtfully landscaped and offers a good degree of privacy. It provides an ideal space for entertaining or simply relaxing.

Features:

Pretty Grade II listed Stone Cottage

Beautifully Presented Interior

Retained Character including exposed Stone Walling and Timber Beams

Three Double Sized Bedrooms

Stylish Modern Bathroom

South Facing Rear Garden

Attractive Landscaped Garden - Good Degree of Privacy

Stylish Fitted Kitchen/Diner - Rear Garden Access

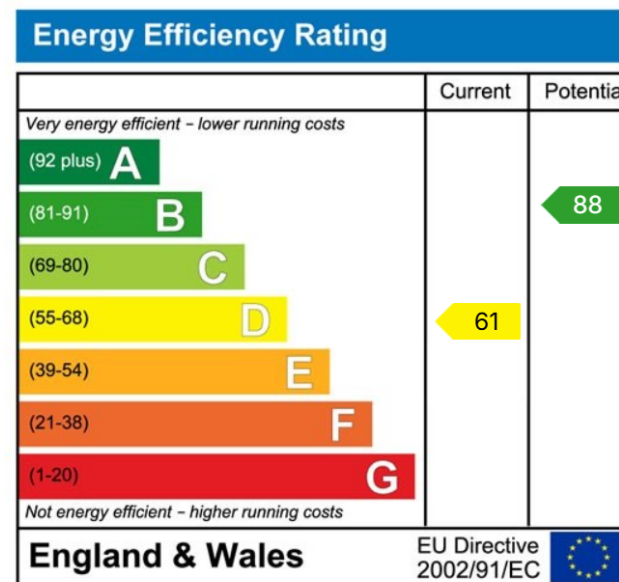
Ground Floor Guest WC

Deceptively Sized Accommodation over Three Floors - 1200 SqFt





- Kitchen/Diner - 5.44m x 2.84m (17'10" x 9'4")
- Lounge - 4.52m x 2.74m (14'10" x 9'0") max
- Bedroom One - 3.4m x 3.61m (11'2" x 11'10") max
- Bedroom Two - 3.66m x 2.97m (12'0" x 9'9")
- Bathroom - 2.36m x 1.83m (7'9" x 6'0")
- Bedroom Three/Lounge - 5.38m x 5.84m (17'8" x 19'2")



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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