



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 8 Manor Court, Middleton, Market Harborough, LE16 8TL

£260,000

3 1 1



## "In the Vicinity of Tranquillity"

This attractive mews home is being offered for sale with a well presented, modern interior. Nestled away within a quiet enclave within Middleton, the property is just a short walk from East Carlton Country Park. The accommodation comprises entrance hall, open plan living/dining room and there is a modern fitted kitchen. Upstairs there are three bedrooms and a family bathroom. The north/west facing rear garden offers a good degree of privacy and offers easy low maintenance. There is a driveway and a single garage.

### **Description:**

A delightful modern village mews home which is being offered for sale with a smart, well presented interior.

The accommodation comprises entrance hall with stairs rising to the first floor landing.

The living/dining room is open plan and is dual aspect with French doors opening onto the rear garden and there is a feature fire place.

The kitchen is fitted with a stylish range of Shaker style wall and base level units with work surfaces incorporating a sink with drainer with ceramic tiled wall surrounds. There is an integrated range of appliances.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a wash hand basin with ceramic tiled wall surrounds.

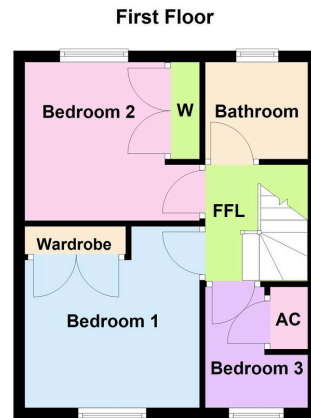
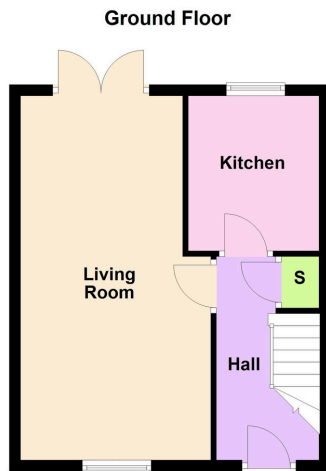
There are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes.

There is a gas fired central heating system and uPVC double glazed windows.

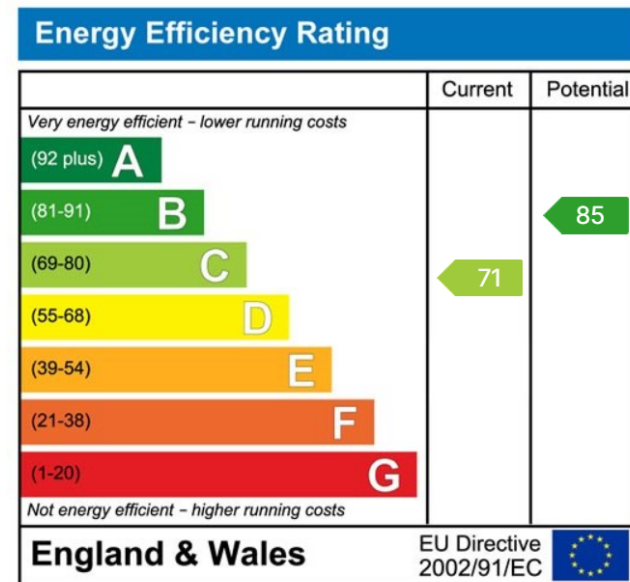
### **Outside:**

The pretty frontage is laid to lawn. There is a single garage in a neighbouring block with a driveway providing parking. The low maintenance rear garden is enclosed. There is a timber deck and lower level gravelled area.





- Hall 3.66m x 1.83m (12'0" x 6'0")
- Kitchen 2.34m x 2.77m (7'8" x 9'1")
- Living/Dining Room 6.5m x 3.4m (21'4" x 11'2")
- Bedroom One 3.12m x 3.25m (10'3" x 10'8")
- Bedroom Two 3.17m x 2.84m (10'5" x 9'4")
- Bedroom Three 2.16m x 2.03m (7'1" x 6'8") max
- Bathroom 1.85m x 2.16m (6'1" x 7'1")



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

