



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Lily Cottage"

Perfectly positioned within the highly desirable village of Foxton, Lily Cottage is a fantastic four-bedroom detached home, benefitting from no upward chain, a neutral interior, a south-west facing courtyard and a delightful rear garden!



Main Street
Foxton
LE16 7RB





Conveniently located within walking distance to the local pubs, church, village hall, primary school, nursery and Foxton 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.

The property is approached via a welcoming entrance hall with laminate effect flooring, a side facing window, access to a guest WC and stairs rise to the first floor.

The living room features timber effect flooring, a charming, exposed brick fireplace with a gas connection point, an exposed timber beamed ceiling adding a further touch of character and French doors lead out to the rear garden.

Well-appointed country style kitchen/dining room, boasting attractive ceramic tiled flooring, ample space for a dining table and chairs, triple aspect windows and French doors leading onto the south-west facing courtyard.

The kitchen benefits from an array of shaker style eye and base level units, a roll-top work-surface, ceramic wall tiling, a one and a half bowl sink, a double oven, a four-ring gas hob, an integrated dishwasher and a fridge.

Off the kitchen is a separate utility room, with continued tiled flooring, eye and base level units, ceramic wall tiling, a wash hand basin, space for two under counter appliances and a side external door.

Guest WC with tiled flooring, a wash hand basin and a WC.

The first-floor landing provides access to all bedrooms, the family bathroom and access to a loft hatch.

The main bedroom is situated to the front elevation, overlooking the neighbouring green area and village church, and benefits from a newly fitted en-suite shower room. The shower room boasts timber effect flooring, floor to ceiling wall tiling and a white three-piece suite to include a shower cubicle, a pedestal wash hand basin and a low-level WC.

The second double bedroom features a window overlooking the garden, a wash hand basin unit, an airing cupboard and a separate storage cupboard.

Bedrooms three offers a generous single size with a garden outlook, whilst bedroom four benefits from shelving creating an ideal space to work from home.

Situated within the centre of the village, the property is neatly set back from the road offering a neat frontage with a gravelled driveway providing off road parking for two to three cars. There is also access to the courtyard, the rear garden and space for external storage.

The south-west facing courtyard offers a good degree of privacy, with mature hedgerow enclosed by a charming low-level brick wall. The area is fully paved providing an ideal space for outdoor entertaining, with access to the rear garden and wrought-iron gates leading to the driveway.

The mature, part walled rear garden features a well-kept lawn, planted borders with an apple tree, a paved patio off the living room and steps leading to the top of the garden offering further seating space. There is also a side access to the utility room, courtyard and wrought iron gates to the driveway.



Living Room
5m x 3.25m (16'5" x 10'8")

Utility
1.96m x 1.8m (6'5" x 5'11")

Kitchen/Dining Room
5.05m x 3.33m (16'7" x 10'11") max

Main Bedroom
3.53m x 3.4m (11'7" x 11'2")

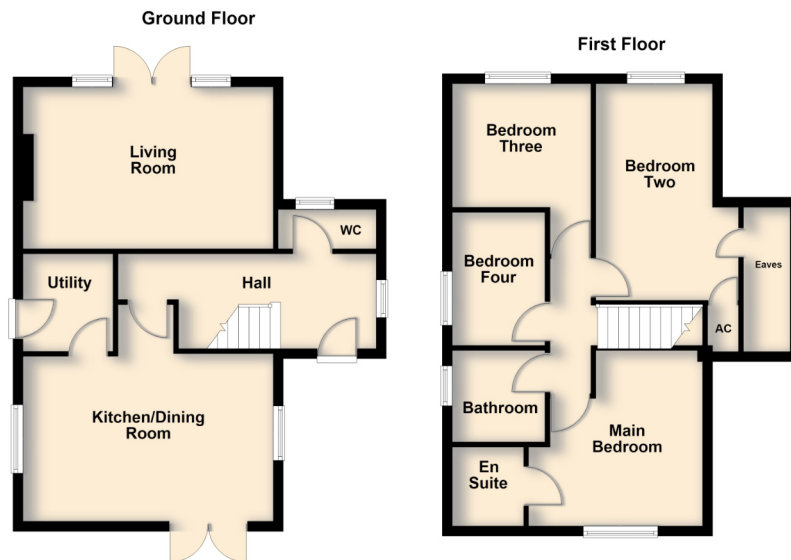
En Suite
1.57m x 1.45m (5'2" x 4'9")

Bedroom Two
4.37m x 2.72m (14'4" x 8'11") max

Bedroom Three
3.43m x 2.74m (11'3" x 9'0") max

Bedroom Four
2.57m x 1.88m (8'5" x 6'2")

Bathroom
1.85m x 1.83m (6'1" x 6'0")

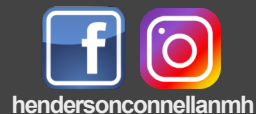


*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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