



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ashley Road, Middleton, Market Harborough, Leicestershire, LE16 8YP

£575,000

5 1 4



"Ashley House"

An individual detached property set towards the edge of Middleton which neighbours East Carlton Country Park. The deceptive sized accommodation comprises spacious kitchen/family/dining room, there is scope to redesign this area as the current owners have had the kitchen area extended which requires second fixing, an ideal opportunity to create and install a dream kitchen! There is a utility room, study, guest WC, lounge with a modern wood burning stove and a playroom/gym. Upstairs there is a family bathroom and four double sized bedrooms, there is a adjoining room to the master bedroom which could be a dressing room, nursery or an en-suite. Outside there is an attractive enclosed garden, double garage and driveway.

Description:

Well located within Middleton which is conveniently positioned for East Carlton Park and neighbours Cottingham which offers amenities including a primary school, community shop/café, pub and church.

There are lots of nice nature walks within the area and there is a bus which commutes to Uppingham School.

Although the property is well presented, the owners have extended the current kitchen area which will require a second fix to complete this area of the interior, providing the next owner with a great opportunity to create there own desired kitchen layout.

The accommodation comprises an open plan kitchen/family/dining room with a range of kitchen units and oak flooring.

From the kitchen area there is a utility room which is fitted with a range of units with work surfaces, sink and drainer. There is cloak and boot storage with a door opening onto the rear garden.

There is a study.

From the inner hall stairs rise to the first floor landing and there is a guest WC. The lounge features two front facing windows and there is a stylish modern wood burning stove. There is a playroom/gym, this room is versatile and could be utilised in many ways.

From the airy first floor landing there is a family bathroom fitted with a white four piece suite to comprise of a roll top bath, pedestal wash hand basin, close coupled WC, separate shower cubicle and decorative panelling.

There are four double bedrooms and a connecting room to the master bedroom which could be a fifth double bedroom, nursery, dressing room or an en-suite.

Gas fired central heating system with underfloor heating to the majority of the ground floor and uPVC double glazed windows.

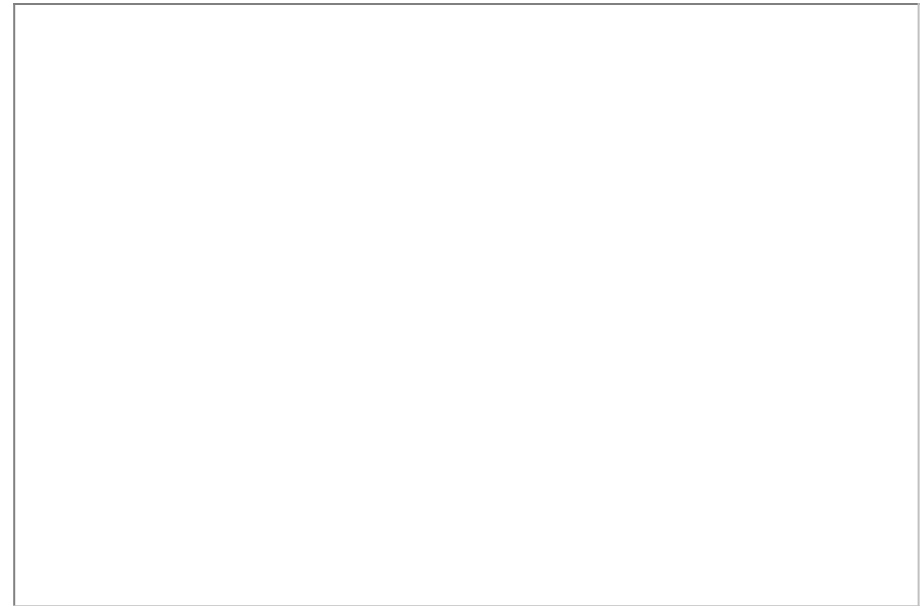
Outside:

The property comes with a double width driveway which provides parking and access to the double garage. The rear garden is enclosed and offers a good degree of privacy. The garden is is mainly laid to lawn with a patio area. There is a separate courtyard garden to the side.





- Kitchen/Family/Dining Room 8.48m x 7.01m (27'10" x 23'0") max
- Kitchen Extension 4.09m x 2.9m (13'5" x 9'6")
- Study 2.97m x 1.47m (9'9" x 4'10")
- Lounge 5.49m x 3.28m (18'0" x 10'9")
- Playroom/Gym 3.28m x 2.69m (10'9" x 8'10")
- Bedroom One 4.75m x 3.45m (15'7" x 11'4")
- Bedroom Two 3.86m x 3.68m (12'8" x 12'1")
- Bedroom Three 3.78m x 2.69m (12'5" x 8'10")
- Bedroom Four 3.48m x 3.3m (11'5" x 10'10")
- Bedroom Five/ Dressing Room 3.68m x 2.59m (12'1" x 8'6")



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

