



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cannam Close, Middleton, Market Harborough, LE16 8YS

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £245,000

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

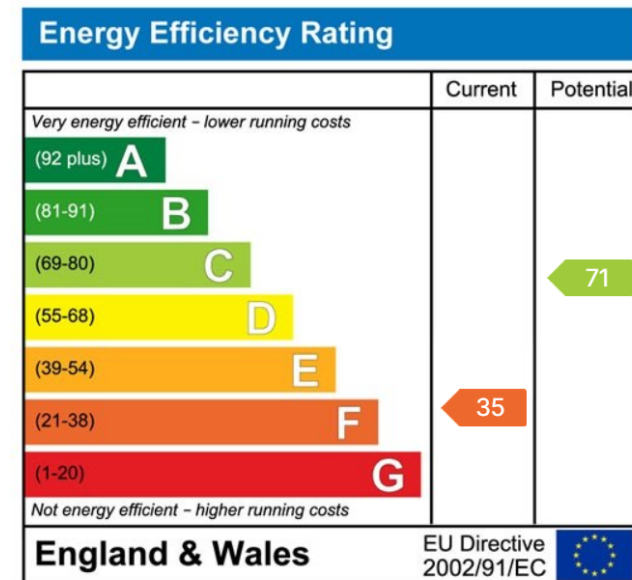
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/





- Immediate 'exchange of contracts' available
- Wells serviced Village with Amenities
- Prime Village Location
- Lounge/Dining Room
- Prime Refurbishment Opportunity
- Being Sold via "Secure Sale"
- Close to East Carlton Country Park
- Three Bedrooms
- Good Sized Rear Garden
- South/East Facing Rear garden



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