



School Hill, Middleton

Offers Over £450,000



School Hill

Middleton, Market Harborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period Home Of Real Charm & Character
- Living /Dining Reception Room
- Study Area
- Large Bathroom With Claw-Foot Feature Bath
- Decked Rear Garden
- Stunning Far Reaching Views Across The Welland Valley
- Well Stocked Front Garden
- Shaker Style Kitchen
- Three Double Bedrooms
- Car Standing





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Middleton, Market Harborough

A property of considerable charm and character, located in an elevated position within the village, with far reaching views across the Welland Valley.

The picturesque village of Middleton lies on the fringes of the highly desirable Welland Valley area adjoining the village of Cottingham, having a primary school, public house and shop. The property is conveniently located for access to the neighbouring centres of Market Harborough, Kettering, Corby and Uppingham.

The property is approached via an entrance porch that takes you through into the bright and spacious living / dining room which boasts a wood burning stove set upon a stone hearth with bookshelves to the side, two windows to the front elevation, a further sealed fireplace in the dining area, and an arch topped door with steps down to the rear hallway.

The breakfast kitchen is fitted with a range of Shaker style units, with a solid wood worktop and white deep enamel sink. There is a freestanding electric oven with grill a hood over, tiled floor and a window to the rear elevation. At the rear is a lobby area with access to the garden and a workshop that has power and lighting.

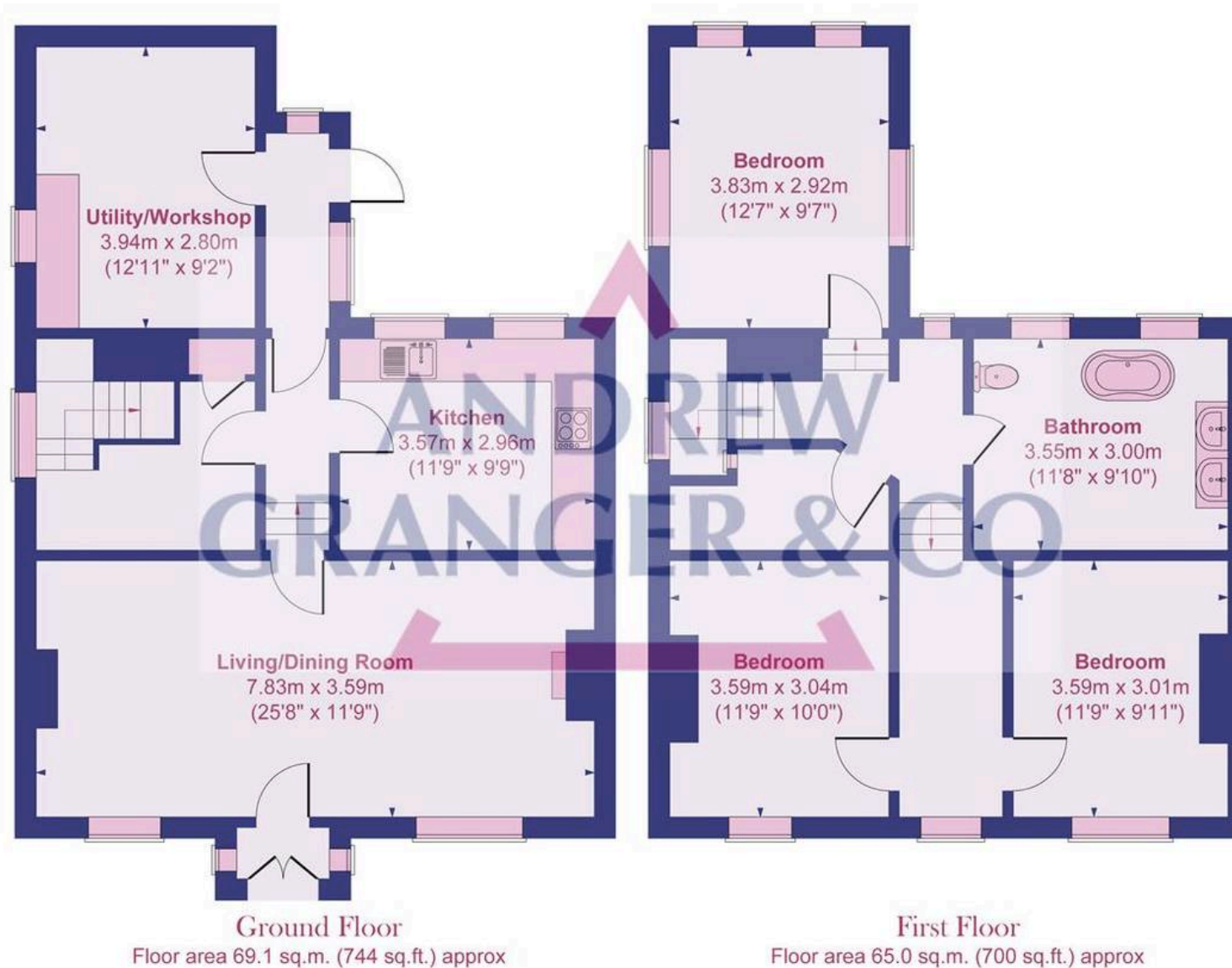
The study area lies to the left hand rear of the property and houses the staircase rising to the first floor landing and a deep window to the side elevation.

To the lower level of the first floor there is a double bedroom with views to the side, a family





**Approximate Gross Internal Area
134.1 sq. m. (1444 sq. ft.)**



Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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