



**HENDERSON
CONNELLAN**
ESTATE AGENTS

49 Main Street, Caldecott, Market Harborough, Leicestershire, LE16 8RS

£350,000

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"Captivating Blend of Character"

Situated within the historical village of Caldecott, this semi-detached iron stone country home displays a wonderful contemporary styled interior. The well planned accommodation includes a stunning kitchen with a stylish range of units with granite work surfaces. The bathroom and en-suite designed by 'Coco design' feature quality sanitary fittings and wall ceramics. Underfloor heating provides comfort to the ground floor. Private allocated parking is provided within the gravelled courtyard, while rustic post and rail fencing encloses the rear garden.

Description:

Located within the desirable Welland Valley, this modern stone property is conveniently situated on the Leicestershire, Northamptonshire and Rutland border offering easy access to Market Harborough, Oakham, Uppingham and Corby for a wide range of amenities.

The property is being offered for sale with no upward chain assisting a straight forward purchase and timeframe.

Thoughtfully designed, the accommodation comprises entrance hall from which the guest WC can be accessed.

The sitting room is dual aspect with French doors opening onto the rear garden and there is a wood burning stove which provides a warming focus during the colder months.

The kitchen links through to a dining room and is fitted with a smart range of Shaker style wall and base level units with stylish granite work surfaces with a 1.5 under counter sink with mixer tap and wall upstands. There is space for an American style fridge/freezer, washing machine and dishwasher. There is a built-in fan assisted oven, gas hob and extractor hood and a ceramic tiled floor to the kitchen area and a practical timber laminate floor to the dining area.

From the airy first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a wash hand basin set within a vanity storage cupboard.

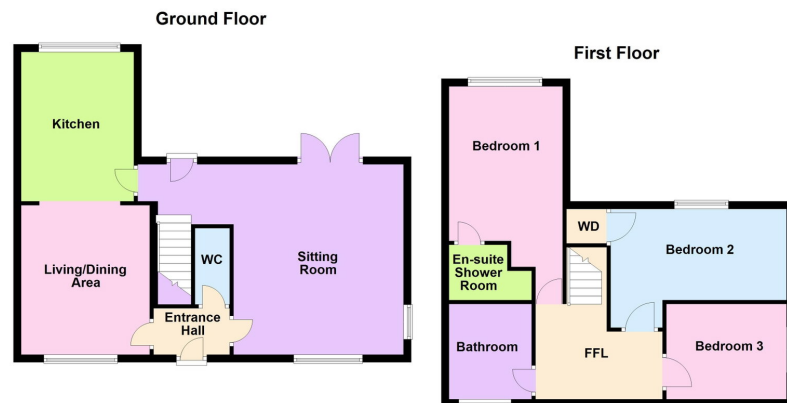
There are three bedrooms with the main bedroom benefitting from a shower room en-suite.

The property benefits from a gas fired central heating system and traditional timber double glazed windows.

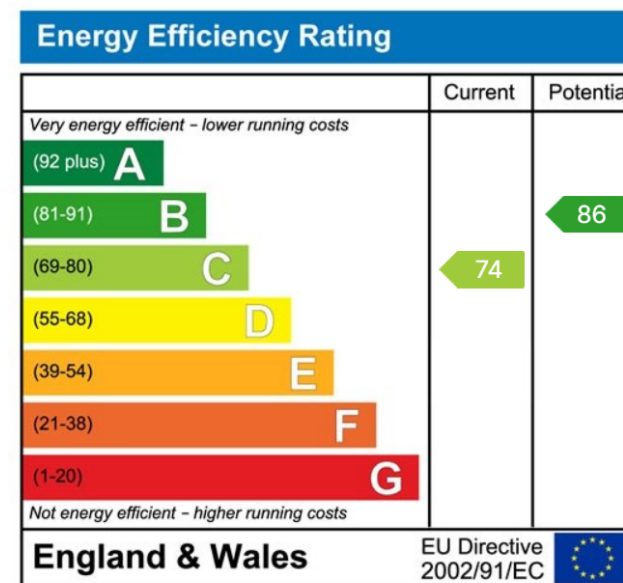
Outside:

The rear garden is enclosed with post and rail fencing. There is a paved patio area and a lawn which is complemented by planted borders.





- Kitchen - 3.91m x 2.97m (12'10" x 9'9")
- Living/Dining Room - 3.38m x 3.91m (11'1" x 12'10")
- Sitting Room - 5m x 6.98m (16'5" x 22'11") max
- Bedroom One - 4.75m x 2.97m (15'7" x 9'9")
- En-suite - 2.18m x 1.45m (7'2" x 4'9")
- Bedroom Two - 2.01m x 4.47m (6'7" x 14'8")
- Bedroom Three - 2.44m x 3.23m (8'0" x 10'7")
- Bathroom - 2.49m x 2.18m (8'2" x 7'2")



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

