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36 Middle Street, Foxton, LE16 7RE









Offers Over £440,000

Centrally located and within easy reach of the famous Foxton Canal Locks, this deceptively spacious detached home sits in one of the area's most sought-after villages. Foxton is well known for its countryside setting, canal-side walks and friendly community. The village also has a well-regarded primary school, making it popular with families, and is conveniently close to Market Harborough with good transport links, including rail services to London.

The property offers around 2,000 sq. ft. of gas centrally heated and double-glazed accommodation. It is clean and well maintained but gives buyers the chance to update and style it to their own taste, which is reflected in the asking price.

The layout includes a reception hallway, lounge, study and fitted kitchen/breakfast room. There is also a ground floor bedroom with en-suite, ideal for guests.

Upstairs, a galleried landing leads to three double bedrooms, a further en-suite and a large family bathroom.

Outside, there is a double-width integral carport and a low-maintenance rear garden with two outbuildings and a large timber shed.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall 21'7" x 10'5" (6.58m x 3.18m)



Double glazed window to the rear elevation. Fitted cloaks cupboard with double doors. Dado rail. Two wall lights. Two radiators. Telephone point. Stairs rising to the first floor. Doors to rooms.

Kitchen/Breakfast room 15'9" x 12'9" (4.80m x 3.89m)



Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob. Electric oven. Stainless steel one and a half sink and drainer. Space for upright fridge/freezer. Space and plumbing for automatic washing machine and dishwasher . Wall mounted gas fired combination central heating boiler. Larder cupboard. Tile effect laminate flooring. Sliding double glazed patio doors leading out to the rear garden. Radiator. Glazed door leading out to the side access. Double glazed window to the rear elevation. Television point. Double Doors to:-



Lounge 17'7" x 15'10" (5.36m x 4.83m)



Upvc double glazed bow window to the front elevation. Feature fireplace with stone surround incorporating coal effect electric fire. Television point. Two radiators.



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Study 6'11" x 6'1" (2.11m x 1.85m)



Opaque double glazed window. Radiator. Fitted roll edge work tops.

Downstairs Bedroom Four 10'7" x 9'3" (3.23m x 2.82m)



Double glazed window to the rear elevation. Wood laminate flooring. Radiator. Television point. Door to en-suite shower room:-



En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Tiled flooring. Opaque double glazed window. Radiator.



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Landing



Pine balustrade and dado rail. Double glazed velux window. Access to loft space. Wall light. Doors to rooms.

Bedroom One 15'10" x 14'4" (4.83m x 4.37m)



Double glazed window to the front elevation. Pine flooring. Fitted storage cupboard. Radiator. Telephone point. Television point. Door to:-



En-Suite Shower Room



Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Opaque double glazed window. Radiator.



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Bedroom Two 16'10" x 14'1" (5.13m x 4.29m)



Double glazed window to the front elevation. Two built in storage cupboards. Dado rail. Radiator.

Bedroom Three 15'9" x 9'7" (4.80m x 2.92m)



Double glazed velux window with black out blind. Built in double wardrobe. Radiator.





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Family Bathroom 12'11" x 9'2" (3.94m x 2.79m)



Fitted white suite comprising spa bath, pedestal wash hand basin, bidet and low level WC. Fitted linen cupboards with radiator inside and pine doors. Wall light. Radiator. Opaque double glazed velux window. Extractor.



Outside



To the front of the property is a covered hardstanding for two cars. There is side paved gated access to the rear garden. The rear garden is enclosed with fencing and conifers making it very private. There is a timber summer house, large timber garden shed and two additional storage outbuildings. There is a small lawn, raised flower and herbaceous beds and a patio area for outside entertaining.



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Additional Information



Council tax band C

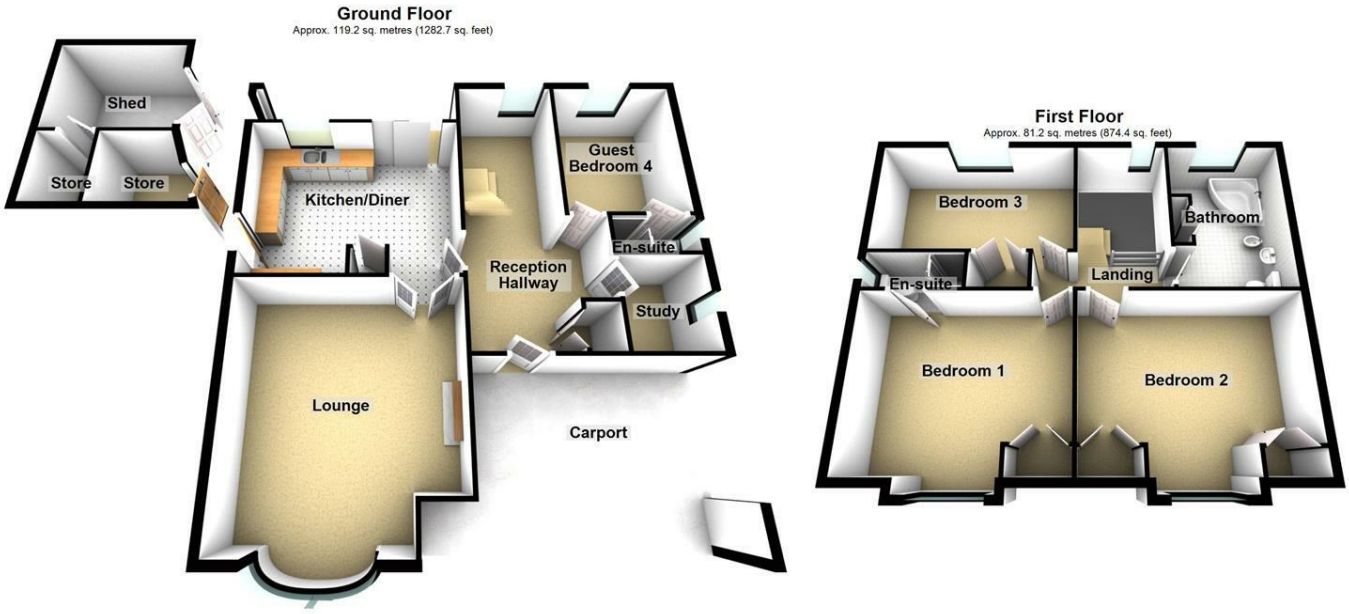
Notice for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan



Total area: approx. 200.4 sq. metres (2157.1 sq. feet)

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Area Map



Energy Efficiency Graph

