



3 Manor Court
Market Harborough, LE16 8TL

 **Simpson West**

Perfectly positioned within a quiet cul-de-sac in the sought after village of Middleton, this rarely available detached property is offered to the market with no onward chain. The home is set on an established and private plot and features a welcoming reception hall, a spacious living and dining room with French doors opening onto the rear garden, and a stylish, fitted, galley kitchen. On the first floor there are three bedrooms, with the master benefiting from fitted wardrobes, as well as a modern refitted family bathroom. Outside, the property enjoys a smart enclosed frontage with driveway parking for two vehicles leading to a single garage, that has been fitted with power, water and waste for a washing machine and provides an opportunity for conversion (subject to planning permissions). The west facing rear garden provides a peaceful and low-maintenance setting with mature landscaping and multiple elevated patio areas, ideal for enjoying the afternoon and evening sun. With its tranquil location, versatile accommodation and attractive plot, this home is certain to attract considerable interest, and early viewing is highly recommended.

Energy Rating-C. Council Tax Band -D.

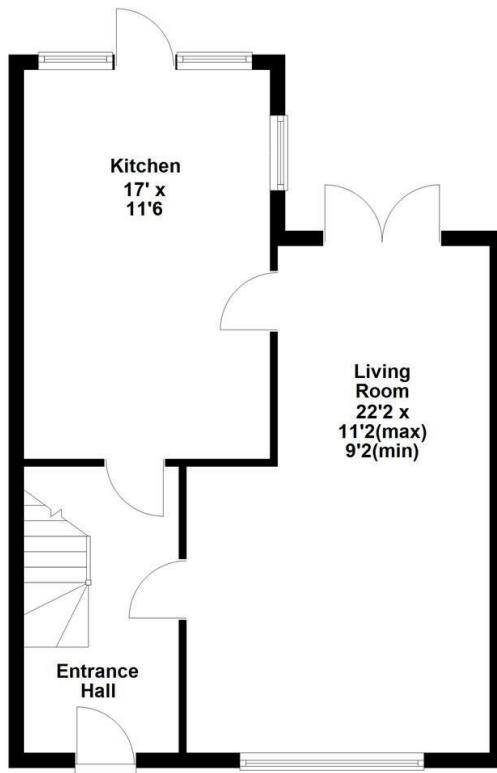
£310,000

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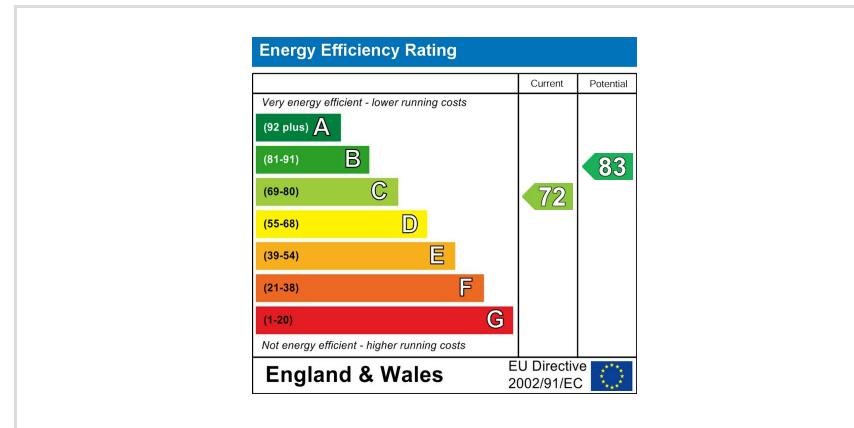
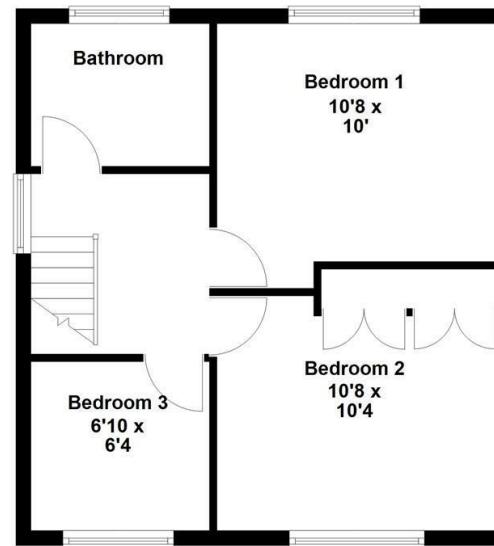


Simpson West

Ground Floor



First Floor





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