



8 Manor Court

Market Harborough, LE16 8TL



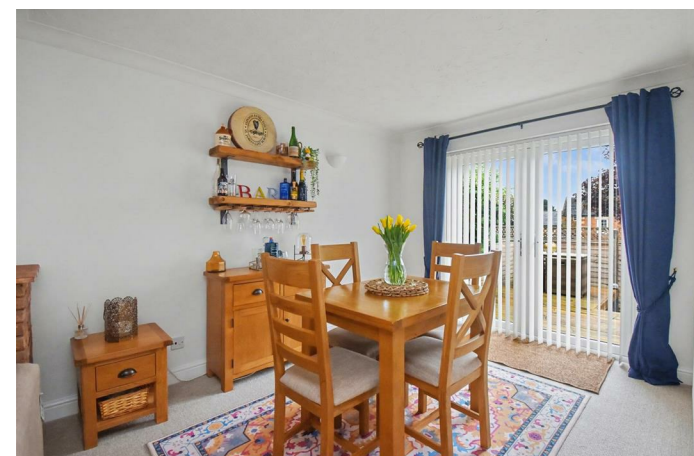
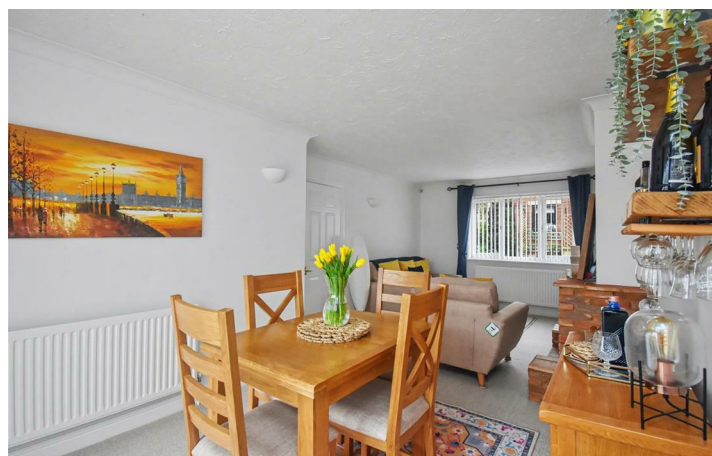
**Simpson West**

Situated in a quiet cul-de-sac in the picturesque village of Middleton sits this beautifully presented and much improved three bedroom home. The property is presented to the market in truly move-in condition and with complete upper chain. The property comprises, entrance hall, refitted kitchen with a range of integrated appliances, dual aspect lounge/diner with patio doors opening on to the rear garden. The first floor features three bedrooms, all with built in wardrobes and a family bathroom. Externally the property enjoys a low maintenance rear garden with an elevated decking area and a single garage with parking for one vehicle in front. This rarely available village property, truly needs to be seen to be fully appreciated and offers village life at an affordable price. EPC Rating - C. Council tax band - B.



£260,000

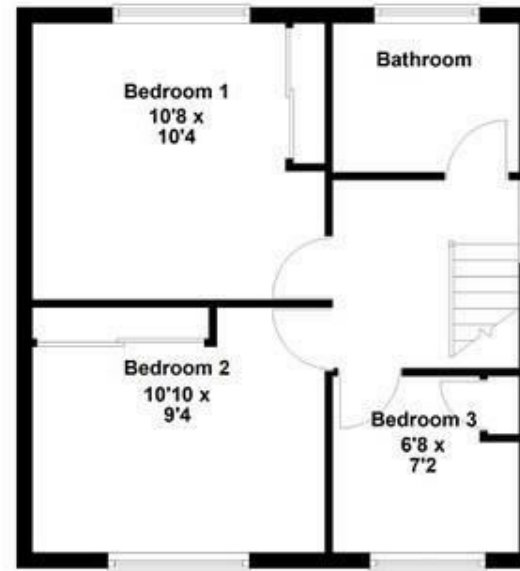
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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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