



MANOR COURT

Middleton, Market Harborough, Leicestershire, LE16 8TL | £295,000



' Beautifully Presented in an
Idyllic Setting '



Manor Court, Middleton, Market Harborough, LE16 8TL

Lord of the Manor! Tucked away in this after cul-de-sac in the sought after village of Middleton, is this modern link detached property which has been much improved to now offer a refitted kitchen/breakfast room with integrated appliances and a stunning open plan layout with a L-shaped living/dining/family room. Upstairs offers three bedrooms with a fabulous refitted contemporary shower room suite. Further benefits include double glazing, gas radiator central heating, well maintained gardens to front and rear and a driveway providing off road parking. A delightful property in a delightful village location.

Energy Rating: D Council Tax Band : C

The entrance hall has stairs rising to the first floor and a useful storage cupboard with doors to the living/dining room. The living room has a delightful open cast iron fireplace and window to the front. and leads to the dining/family room which has double doors leading out to the garden, a window to the rear and door to the kitchen. The contemporary fitted kitchen/breakfast room boasts built in appliances a window to the front, two feature velux rooflight windows and a door to the garden.

The first floor landing has a window to the side, loft access and doors to all first floor rooms. The master bedroom is a double room with window to the front. The second double bedroom has a window to the rear, whilst the third bedroom is a single room with window to the front. The family shower room has been superbly refitted with a contemporary suite and has a window to the rear

The property has an attractive lawned front garden enclosed by dwarf walling with a gate leading to the rear garden. The block paved DRIVEWAY provides off road parking for TWO VEHICLES. To the rear, a paved patio area leads to a well maintained lawned garden which is enclosed by fencing. there is also a further useful storage area to the rear.



3  bedrooms 1  bathrooms
1  receptions

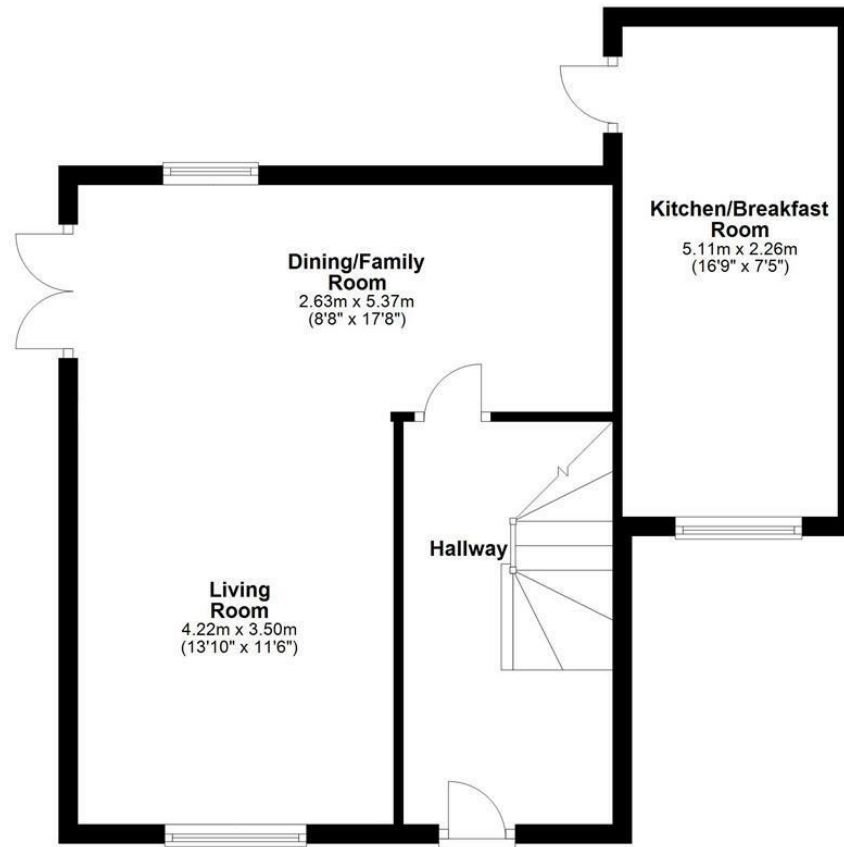
Council Tax Authority: North Northants

Tenure: Freehold

Energy Efficiency Rating: 72

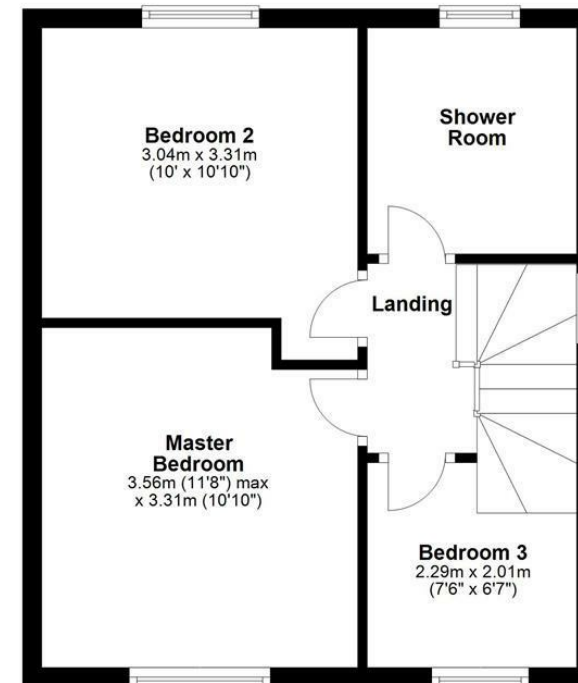
Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 sq. feet)



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