

36 Middle Street, Foxton, LE16 7RE



£450,000

Centrally located and within easy reach of the famous canal locks of Foxton, one of the most picturesque and sought after villages in the area, is this deceptively spacious detached home of around 2,000 square feet. Gas centrally heated and double glazed accommodation is very clean and tidy, but offers its buyer a blank canvas to update to their own taste and style, with this great opportunity being reflected within the asking price. It briefly comprises reception hallway, lounge, study, fitted kitchen/breakfast room, ground floor guest bedroom four with en-suite, galleried landing, three further first floor double bedrooms, additional en-suite and a large family bathroom. Outside, there is a double-width integral carport and a small low-maintenance rear garden with two storage outbuildings and a large timber shed. Adams & Jones are pleased to present the property for sale with no upward sales chain.

Service without compromise

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.



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.



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.



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.



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.



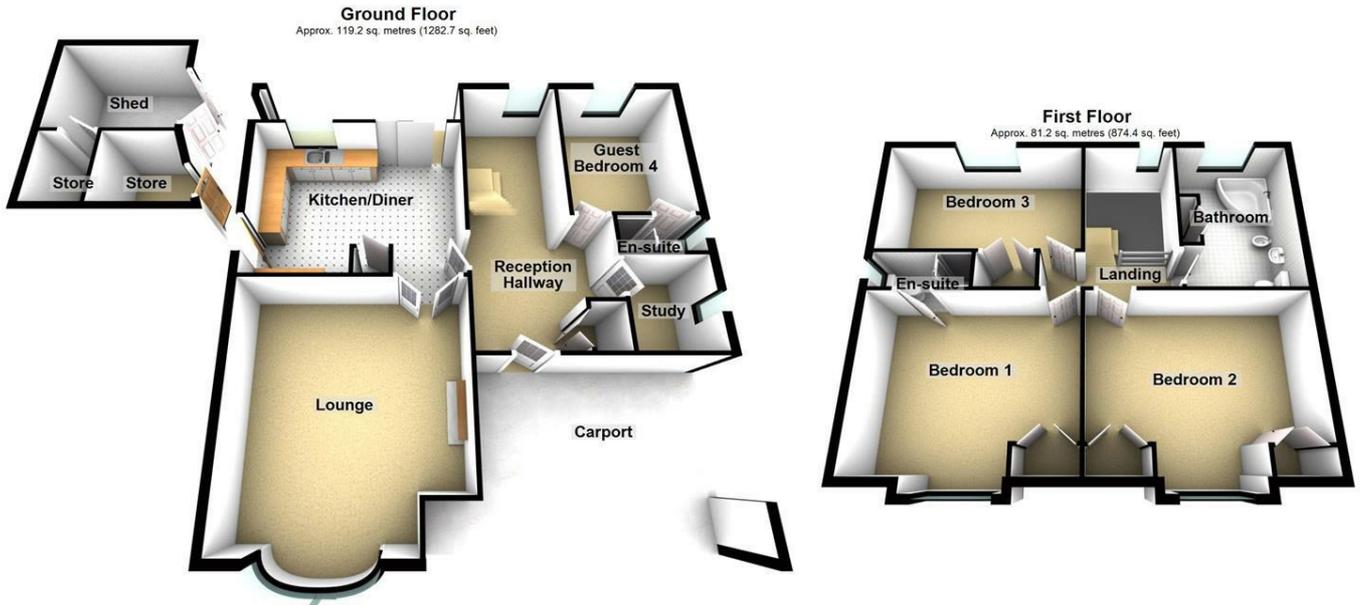


Additional Information



Council tax band C

Floor Plan

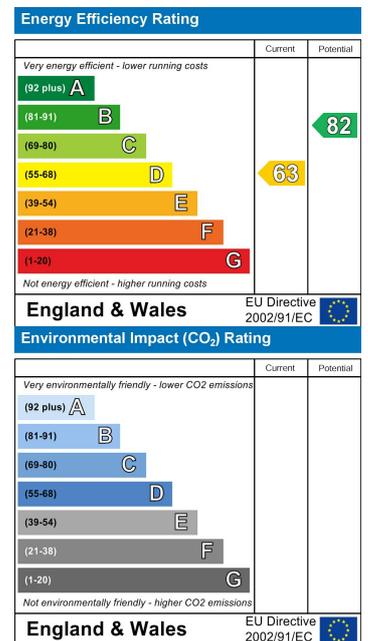


Total area: approx. 200.4 sq. metres (2157.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise