ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

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76 Main Street, Foxton, LE16 7RB









£425,000

Located in the highly sought after village of Foxton, most notorious for its stunning Foxton Locks and inclined plane but also benefitting from a variety of public houses, restaurants and well regarded schooling is this superb modern cottage. Accommodation is extremely well presented having been vastly improved and extended by its current owners and has the huge added luxury of air conditioning to the two main bedrooms, making it a delight to live in during the summer months. Accommodation briefly comprises entrance hall, lounge, dining room, beautiful extended kitchen with roof lantern, landing, two/three bedrooms (third located off the master suite which can be used as such or as a study), master en-suite bathroom and main shower room. To the outside there are two parking spaces, one leading under a car port to the single garage and a low maintenance landscaped garden to the rear. Adams & Jones highly recommend a viewing to appreciate this fantastic property. If a swifter completion date is required, the vendors have indicated that they have the option to break the upward chain.

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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



Opaque double-glazed front entrance door. UPVC double-glazed window to side. Radiator. Oak door through to:

Lounge 16'1" x 11'7" (4.90m x 3.53m)

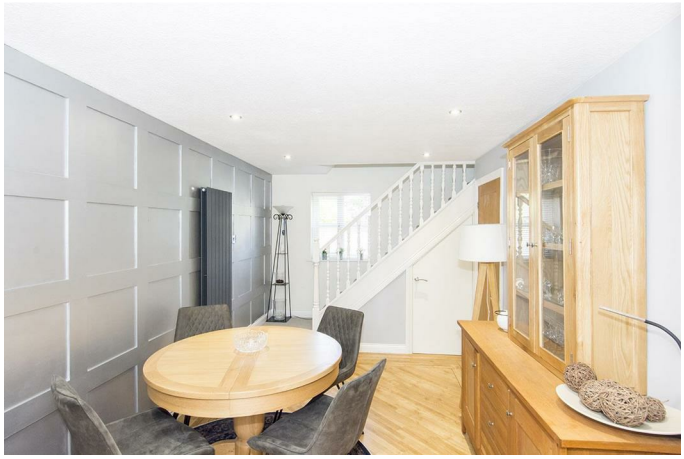


UPVC double-glazed door with sidelights to the rear aspect. UPVC double-glazed window to front. Multi fuel wood burning stove fire with slate hearth and timber mantle piece. Vertical radiator.



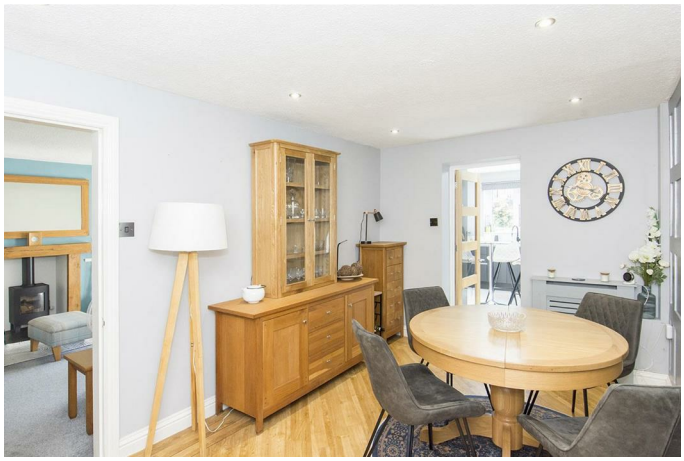


Dining Room 16'0" x 8'9" (4.88m x 2.67m)



UPVC double-glazed window to front. Understairs storage cupboard. Vertical radiator. Karndean flooring. Stairs rising to first floor. Door through to:

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Kitchen 11'9" x 10'8" (3.58m x 3.25m)





UPVC double-glazed French doors to side. UPVC double-glazed window to rear. Double-glazed lantern to the roof. Fitted range of wall and floor mounted units with quartz worktops over. One and a half bowl sink. Integrated 'Bosch' dishwasher. 'Neff' electric oven and built in microwave grill. 'Neff' induction hob and extractor hood. Space for American style fridge/freezer (negotiable). Ceramic marble effect tiled flooring with electric underfloor heating system.

Landing

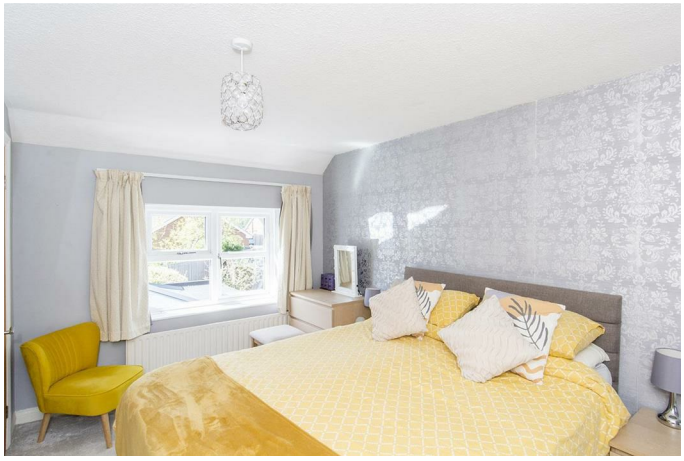


UPVC double-glazed window to front.

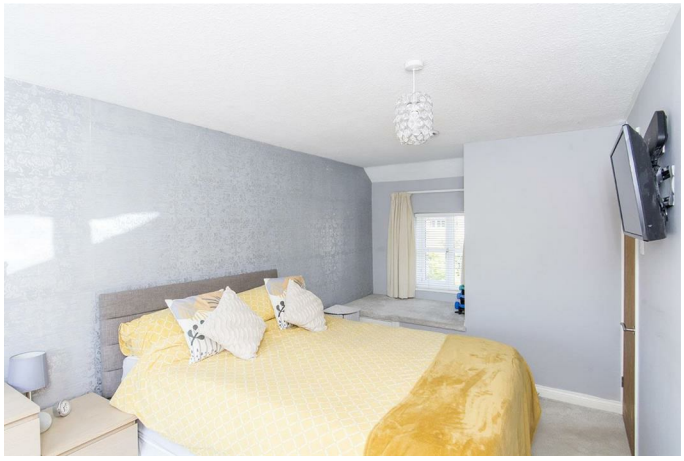
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Bedroom Two 16'0" max x 12'8" min / 8'9" (4.88m max x 3.86m min / 2.67m)



UPVC double-glazed window to front aspect. Built in wardrobe. Built in storage cupboard. Air conditioning duct to ceiling. Radiator.



Bedroom One 10'1" x 9'8" (3.07m x 2.95m)



UPVC double-glazed window to rear. Built in wardrobes. Air conditioning duct to ceiling. Radiator. Walkway through to master en-suite and bedroom three/study with eaves storage hatch off and Karndean flooring.

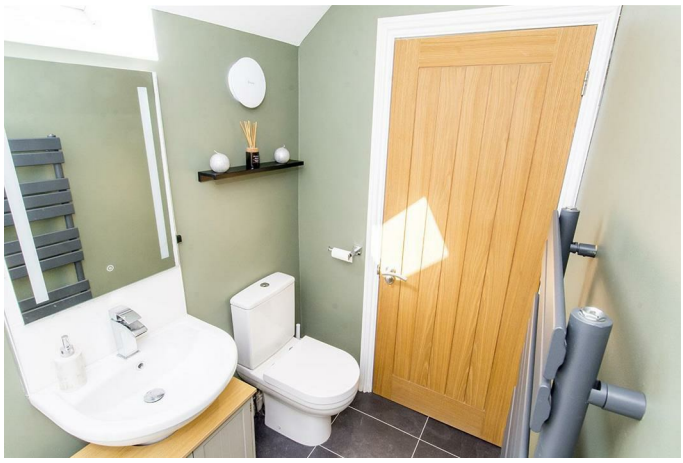




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Master En-Suite Bathroom 8'7" x 4'5" plus recess
(2.62m x 1.35m plus recess)



Double-glazed skylight. WC. Wash hand basin over storage unit. Panelled bath with built in shower and glazed shower screen. Extractor fan. Heated towel rail. Karndean flooring.



Bedroom Three/Study 13'3" x 5'5" with sloping ceiling
(4.04m x 1.65m with sloping ceiling)



UPVC double-glazed dormer window to front. Karndean flooring. Radiator.



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Shower Room 7'0" x 5'9" (2.13m x 1.75m)



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage cupboard. Walk in shower cubicle. Heated towel rail. Tiled walls. Extractor fan. Karndean flooring.



Front



Two parking spaces, one being a block paved open space and one being under the car port which has tarmacked floor, EV charging point and leads through to the garage and also has gated access through to the rear garden.

Garage 16'4" x 8'5" (4.98m x 2.57m)



Up and over vehicle access door. Wall mounted gas central heating boiler. Space and plumbing for washing machine and dryer. Power and light connected. Side access door unto garden.

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Rear Garden



Landscaped to a low maintenance design with artificial lawn. Paved patio and pathway. Raised timber edged boarders with lighting inset. Water point. Stone barbeque included.







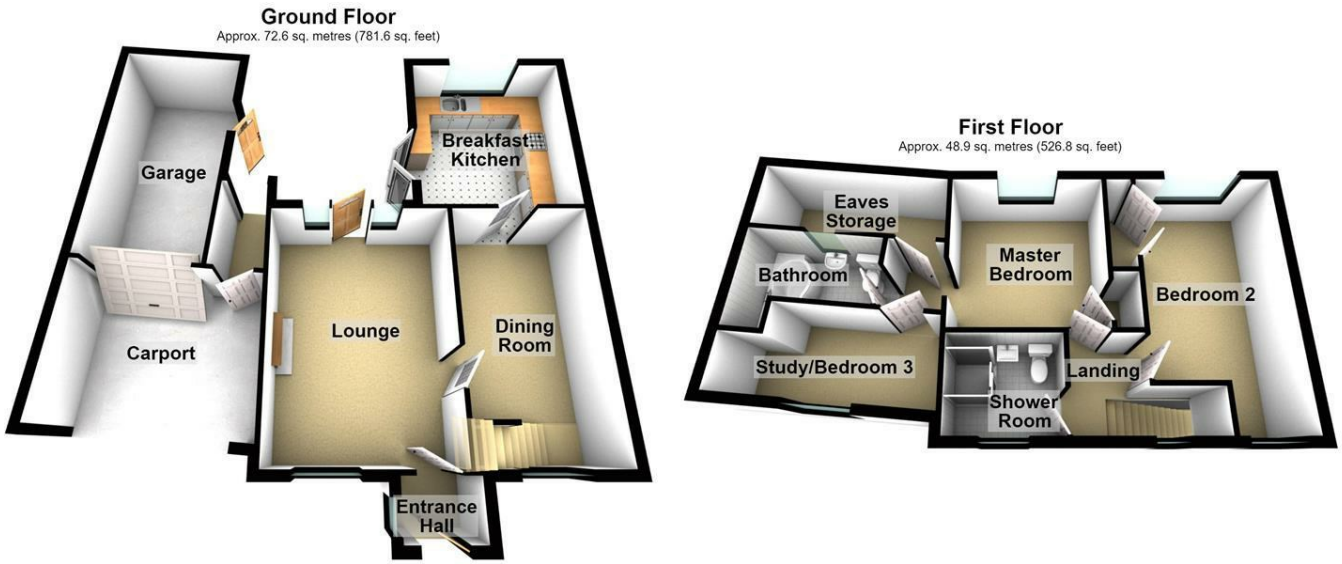
Note For Prospective Buyers

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. 121.6 sq. metres (1308.4 sq. feet)

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Area Map



Energy Efficiency Graph

