

Vicarage View 12 Middle Street, Foxton, LE16 7RE



Offers In The Region Of £600,000

A well presented and substantial detached bungalow well located in this picturesque village only three miles out of Market Harborough. This delightful property offers a great investment opportunity currently comprising a spacious extended three bedroom bungalow alongside a self contained two bedroom annexe which could be let for up to £1,000 per month or simply used as separate accommodation.

The property is gas centrally heated and double glazed, and sits on wide, well stocked gardens with multi-vehicle parking to the front.

The accommodation in the main house includes three double bedrooms, 24'4" x 15'8" lounge/diner, sun room, large kitchen and utility room, and shower room.

The annexe provides a further lounge, kitchen, two bedrooms and bathroom.

EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Main Property

Entrance Hall

Accessed via opaque double-glazed front door. Boxed radiator. Telephone point. Access to loft space. Doors to rooms.

Lounge/Diner 24'4" x 15'8" max (7.42m x 4.78m max)



Double-glazed bow window to the front elevation. Single-glazed French doors opening out to the sun room. Television point. Two radiators. Double-glazed window to the side. Feature open fire place with marble style surround. Shelled recess. Serving hatch to the kitchen.



Kitchen 10'10" x 9'10" (3.30m x 3.00m)



Range of fitted base and wall units. Laminated work surfaces and complimentary tiled splash backs. Fitted double oven and electric hob with filter extractor fan over. Space and plumbing for automatic dishwasher. Walk in cupboard housing gas fired central heating boiler. Stainless steel one and a half sink and drainer. Radiator. Tiled flooring. Opening through to utility room.

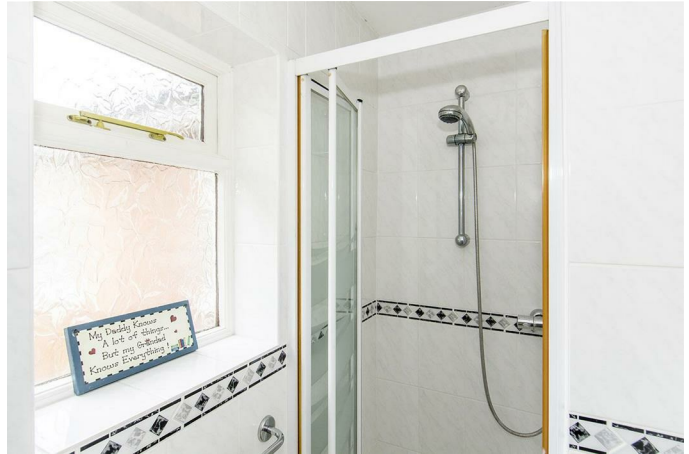


Utility Room 10'10" x 11'1" (3.30m x 3.38m)



Fitted base and wall units. Radiator. Plumbing for automatic washing machine. Double-glazed window to the rear elevation. Double-glazed door opening out to the rear garden. Stainless steel single sink and drainer. Tiled flooring. Complimentary tiled splash backs. Door to shower room. Glazed door through to the sitting/sun room.

Shower Room



Tiled shower cubicle with main shower fitment. Wash hand basin. Low level wc. Complimentary tiling. Radiator. Opaque double-glazed window.

Sitting/Sun Room 13'2" x 10'9" (4.01m x 3.28m)



French doors opening out to the rear garden. Ceiling rotary fan. Window to the side. Radiator. Tiled flooring. Television point.



Bedroom One 14'0" x 12'1" (4.27m x 3.68m)

Double-glazed window to the front elevation. Radiator. Fitted wardrobes. Bedside cabinets. Dressing table and drawers.



Bedroom Three 8'9" x 8'2" (2.67m x 2.49m)



Double-glazed window to the front elevation. Radiator.



Bedroom Two 11'9" x 9'10" (3.58m x 3.00m)

Double-glazed window to the rear elevation. Radiator.



Bathroom



Panelled bath. Tiled shower cubicle with main shower fitment. Pedestal wash hand basin. Low level wc. Opaque double-glazed window.

Annex

Entrance Hall

Accessed via double glazed front door. Radiator. Storage cupboard. Meter cupboard. Access to loft space. Telephone point. Thermostat. Doors to rooms.

Lounge 12'9" x 11'0" (3.89m x 3.35m)



Double glazed bow window to the front elevation. Radiator. Timber fire surround. Radiator. Television point.

Kitchen 6'11" x 7'1" (2.11m x 2.16m)



Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring electric hob with extractor fan over. Fitted fridge and automatic washing machine. Radiator. Tiled flooring.

Bedroom One 12'8" x 9'5" (3.86m x 2.87m)



Double glazed French doors opening out to the rear garden. Fitted wardrobes and dressing table. Radiator. Television point. Telephone point.

Bedroom Two 11'0" x 7'10" (3.35m x 2.39m)



Double glazed window to the rear elevation. Radiator. Television point.

Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Heated towel rail. Tiled flooring. Extractor fan.

Front

To the front of the property is a block paved forecourt providing parking for up to four cars. Gated side access to the rear garden.

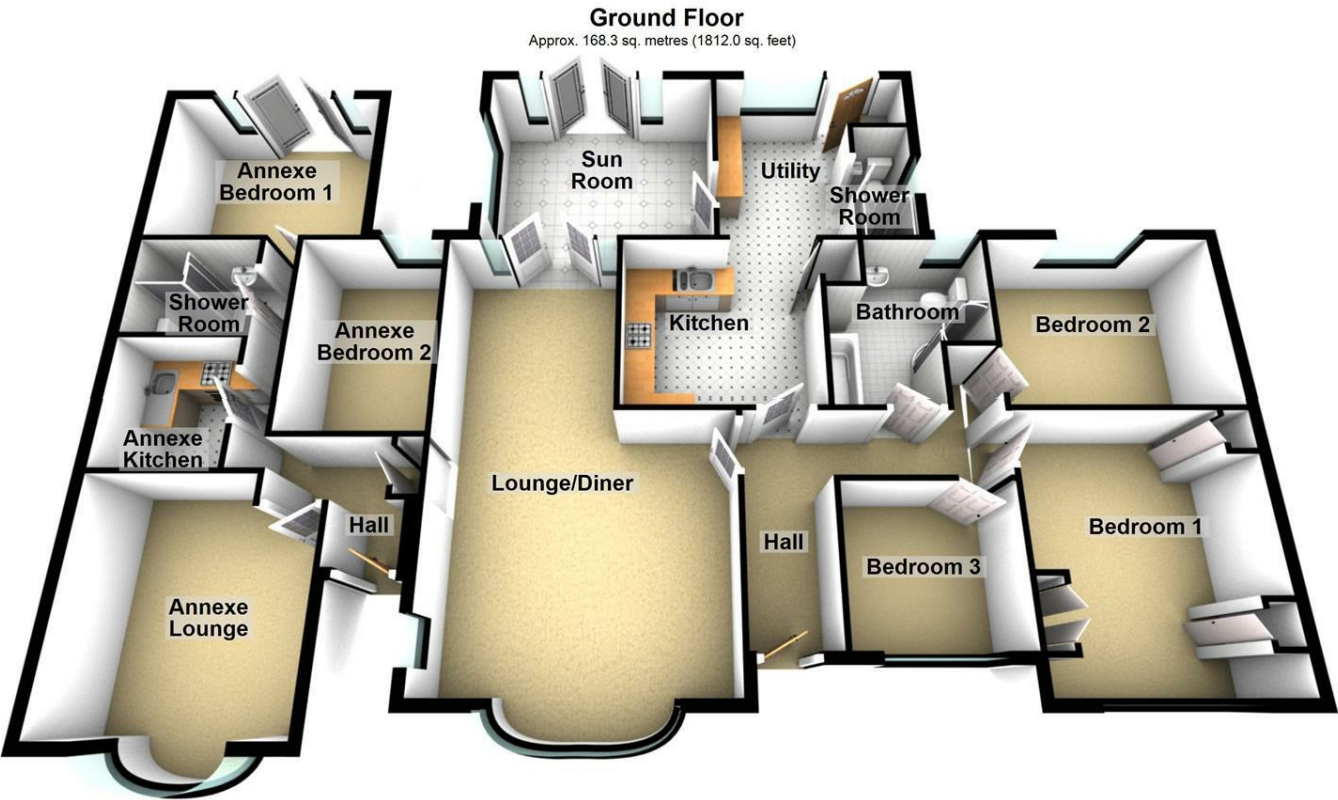
Rear Garden



Laid mainly to lawn with block paved patio area. Additional gravelled patio area. Well stocked borders and rockery. Timber outside store. Outside lighting. Enclosed by timber lap fencing and is private.



Floor Plan

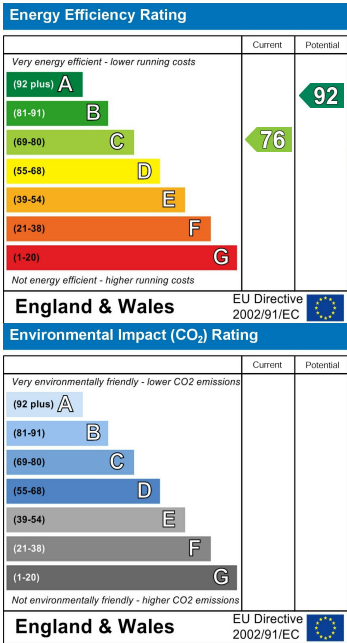


Total area: approx. 168.3 sq. metres (1812.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise