

Lightfoot Lane  
Middleton  
Market Harborough  
LE16 8YY

£350,000

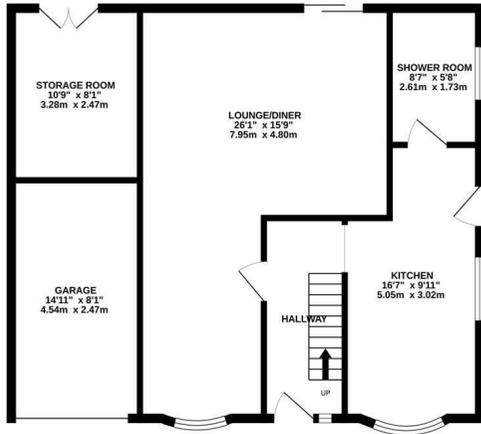


OSCAR JAMES

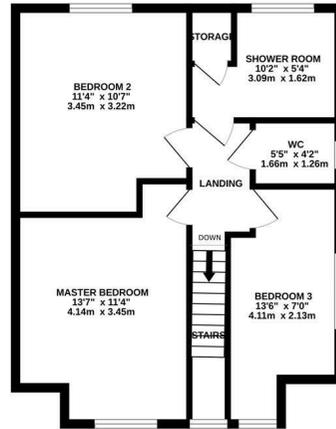
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# FLOOR PLANS

GROUND FLOOR  
762 sq. ft. (70.8 sq.m.) approx.



1ST FLOOR  
514 sq. ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq. ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Lovely Cosy Lounge



Galley Kitchen.



Three bedrooms



Two shower rooms.



Oversized rear garden.



Single garage and off road parking.



## WHAT'S GREAT?

This three-bedroom detached property is situated in the highly sought-after village of Middleton, offering spacious accommodation, attractive gardens, and beautiful countryside views.

### Ground Floor

The property is entered via a glazed door into a welcoming entrance hall, providing access to the lounge, kitchen, and stairs rising to the first floor. The spacious L-shaped lounge/diner is a standout feature of the home, offering excellent space for both relaxing and entertaining. The lounge area benefits from patio doors opening onto the rear garden, a granite gas fireplace, tiled flooring, and television points. The dining area enjoys a double glazed bay window to the front aspect, allowing for plenty of natural light.

The fitted kitchen offers a range of base and eye-level units complemented by solid wood work surfaces and a Belfast one-and-a-half bowl sink. Additional features include an electric oven, gas hob with cooker hood and splashback, integrated dishwasher, and space and plumbing for further appliances.

A fully tiled downstairs shower room completes the ground floor, featuring a shower cubicle, wash hand basin, WC, radiator, and a frosted double glazed window to the rear aspect.

### First Floor

The first floor landing provides access to three well-proportioned bedrooms, with picturesque views across paddocks to the rear. The loft is fully boarded and fitted with lighting, providing useful additional storage. A separate WC and a main bathroom with wash hand basin and shower complete the first floor.

### Externally

The property benefits from an attractive front garden laid mainly to lawn, with flower borders and a pathway leading to the storm porch. To the rear, the garden offers a block-paved patio area and a generous lawn surrounded by established borders, mature shrubs, and a striking silver birch tree, creating a private and peaceful outdoor space.

Middleton is a charming and picturesque village located approximately five miles east of Market Harborough.

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# SELLER'S SECRET

A wonderful family home that we have been in for over 30 years, we love the location and the neighbours are amazing.



*Why we like it....*

A really nice example of a village house in Middleton, one of the most desirable Market Harborough villages. A true Gem.

*To buy or not to buy....*

**OSCAR JAMES**

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