

4 The Hill
Middleton
Market Harborough
LE16 8YX

£440,000



OSCAR JAMES

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WHAT'S GREAT?

"Charming Detached Stone Cottage, with Countryside Views!"

Nestled in the desirable and ever sought after village of Middleton, with convenient links to Cottingham and East Carlton, this delightful detached stone cottage beautifully blends character with contemporary living.

Location-wise this property is well situated within the village just a short distance to a number of amenities. Just over the rear-side off from the garden is the beautiful East Carlton Country Park, with a lovely blend of countryside and woodland, and you may even be able to spot some wildlife too!

The interior boasts a thoughtfully designed layout, beginning with a light and airy entrance hall leading to a conveniently placed guest WC/utility room. The dual-aspect living room is a fantastic size and is a charming space with an abundance of character, and also features double doors leading out in to the garden. The separate dining room, complete with a

wood-burning stove, offers a warm and inviting space for entertaining. A well-appointed fitted kitchen completes the ground floor.

Upstairs, the property offers three well appointed and spacious bedrooms alongside a generously sized family bathroom which boasts both separate shower cubicle and roll-top bathtub too.

Externally, a double-width driveway provides ample off-road parking, and the attractive rear garden enjoys plentiful sunlight, open views across the surrounding countryside and is an idyllic, private space- great for families. The offering gives a peaceful retreat in a picturesque setting.

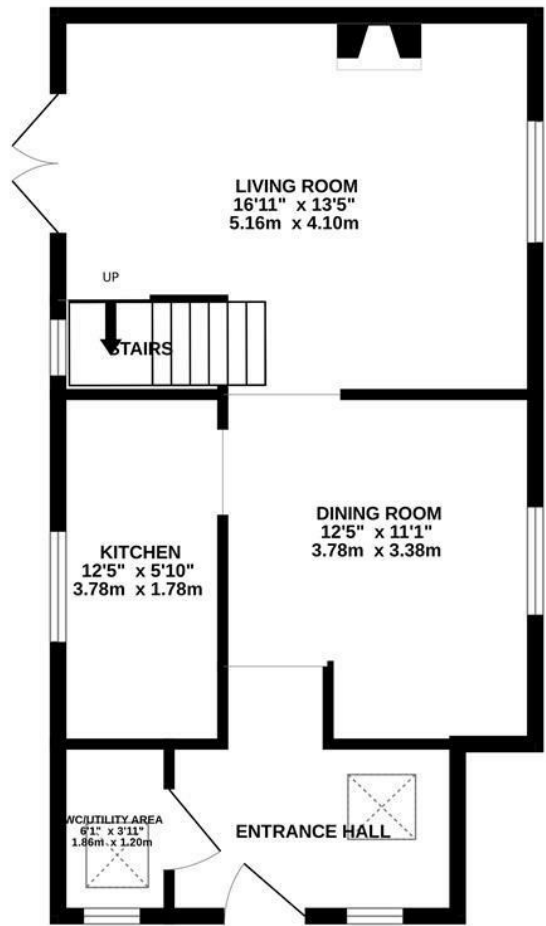
The property further benefits from underfloor heating to the ground floor and a recently installed Combi gas boiler, with the property giving that 'move-in ready' feel throughout.

This truly beautiful property, is a must-see to appreciate the full offering and fantastic finish. For further information, or to arrange an internal viewing, get in touch with Oscar James Estate Agents.

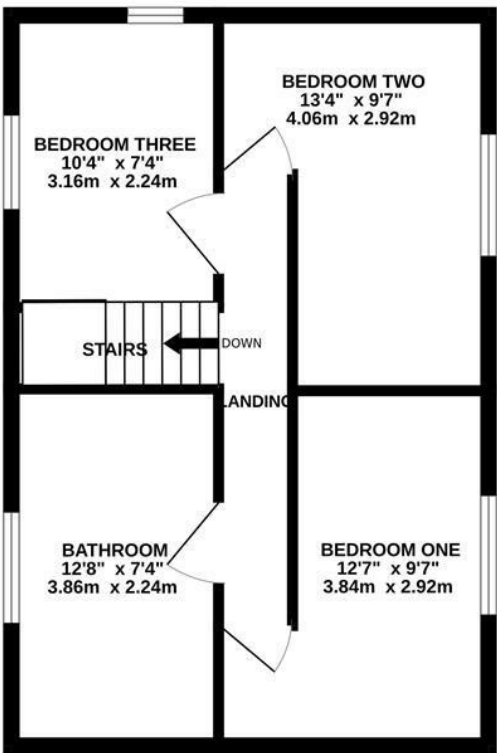
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Floor Plan

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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...



Light and airy living room with charming features



Well appointed kitchen, with separate dining room



Three sizeable bedrooms, with plentiful space



Separate shower cubicle, with roll-top bathtub



Beautiful rear garden, with countryside views



Off road parking





SELLER'S SECRET

We have loved our time here in this wonderful home, and the next owners are sure to enjoy the peacefulness and charm of the place. East Carlton, which is just behind, is an amazing spot for families!



Why we like it....

WOW! The offering on this delightful cottage is truly fantastic. the property has been improved by the current owners and has kept all of its beautiful charm and character!

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To buy or not to buy....
