



MIDDLE LANE



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STOKE ALBANY, MARKET HARBOROUGH

JAMES SELICKS
ESTATE AGENTS & CHARTERED SURVEYORS



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Middle Lane Stoke Albany, Market Harborough

GUIDE PRICE: £625,000

A thoroughly charming, beautifully presented Grade II Listed thatched cottage situated in the heart of this popular village with delightful gardens, garaging and attractive village views.

Many cottages of this period offer plenty of character but are laid out in a manner not suited to modern living. Our Client's home provides the best of both worlds with many original features but also well-proportioned rooms including a particularly attractive and sociable kitchen and dining room.

Original features | Large entrance hallway | Two reception rooms | Open plan kitchen dining area | Four bedrooms | Two bathrooms | Double garaging | Fine village views | Feature gardens

ACCOMMODATION

A spacious entrance hall provides independent access to all ground floor accommodation as well as a glazed and half-timber door to the rear garden providing views. There is a cloakroom adjacent to the staircase and a useful understairs store cupboard. The sitting room has four windows to the front and rear which provide pleasant village views and has glazed and timber French doors to the flagged terrace, water feature and gardens beyond. This delightful sitting room retains the Inglenook fireplace with an oak bressumer beam over with Somme stone chimney breast and open fire which forms the attractive focal point to the room. There is a second sitting room with a working fireplace. It is unusual to find in a property of this period such a splendid open plan kitchen and dining area. There are windows overlooking the garden providing particularly attractive views. The floor to the dining area and kitchen are in Amtico, the handmade kitchen cabinetry is framed and offers a wide range of pan drawers and cupboards, all under attractive polished granite work surfaces.

Appliances include a De Dietrich hob and oven and a two oven gas fired Aga set into the chimney breast. The large central island unit provides a breakfast bar and storage. There is plumbing for a dishwasher and there is a walk-in shelved pantry which provides further storage. A utility/boot room has a brick floor finish, airing cupboard and store cupboards, refrigerator space, white appliance space with plumbing for a washing machine, a gas fired boiler, sink and a door to the rear terrace and gardens.

The spacious landing has windows and a range of timber storage and wardrobes. The master bedroom suite has built in bedroom furniture, shelving, a feature fireplace and delightful open views. The dressing area has wardrobes and the en-suite bathroom is well fitted with cupboards, wash hand basin, WC and a bath with a screen and shower over. Three further bedrooms all have an extensive range of built in furniture and have attractive views over the rear garden. The fourth bedroom is currently used as a study and is fitted with Neville Johnson office furniture. Completing the first floor accommodation is a shower room that has a shower enclosure, bidet, wash hand basin and WC in a vanity unit.

OUTSIDE

To the front are attractive cottage gardens. The rear gardens are a fine feature of the property with extensive flagged terracing providing private and sunny entertaining areas with a stone and slate garden store room, attractive shrub and herbaceous borders providing year round interest. Ample parking is provided to the rear of the site and is accessed via Chapel Lane giving access through electrically operated gates leading to a detached brick built double garage with an electrically operated door.

LOCATION

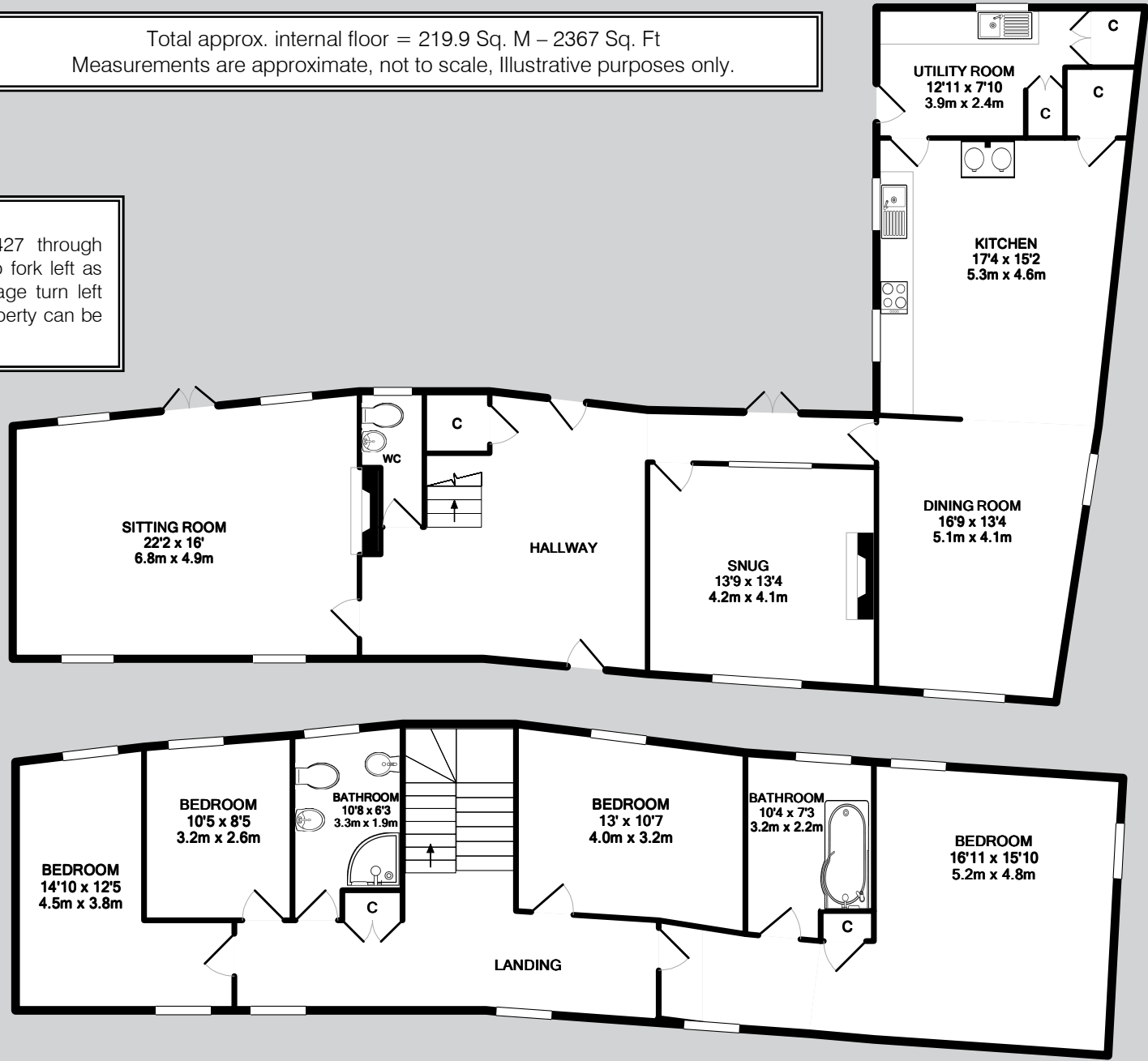
Stoke Albany is a most attractive and highly regarded village close to the Leicestershire and Northamptonshire border. The village offers facilities for families including a public house, popular children's playground and football field and is surrounded by some of the county's most attractive countryside. Major centres of employment are found at both Northampton and Market Harborough which also provide a wide range of shopping, leisure and recreational facilities. The area is served by Wilbarston Primary School less than one mile away and a mainline station at Market Harborough some six and a half miles distant provides access to London St Pancras in little over an hour.





Total approx. internal floor = 219.9 Sq. M – 2367 Sq. Ft
 Measurements are approximate, not to scale, Illustrative purposes only.

DIRECTIONAL NOTE
 Proceed out of Market Harborough on the A427 through Dingley via the Harborough Road being careful to fork left as signposted to Stoke Albany. On entering the village turn left and then Middle Lane is on the left where the property can be seen approx. 200-300 yards on the left hand side.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.