



DALE COTTAGE, FOXTON, MARKET HARBOROUGH, LEICESTERSHIRE



KING WEST



KING WEST

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Dale Cottage, 33 Swingbridge Street, Foxton, Market Harborough, Leicestershire, LE16 7RH

Market Harborough 4 miles (with HST to St Pancras International)
Leicester 13 miles (with HST to St Pancras International)
(All distances approximate)

With walks along the canal on the doorstep, a period village house dating to the 1800's offering spacious, welcoming accommodation and well-maintained gardens. In all extending to approximately 0.35 acres.

- Entrance Hall
- Sitting Room, Family Room
- Dining Room & Snug
- Breakfast/Kitchen
- Principal Bedroom
- Three Further Bedrooms one with Generous En-Suite
- Study/Bedroom Five
- Double Garage and Parking
- Outside Store and Private Landscaped Gardens

The Situation

Dale Cottage is situated in the popular south Leicestershire village of Foxton. The area is well known for its scenic quality and Foxton Locks located nearby. It has a public house The Black Horse, a Parish church, village hall, school, and tennis club.

The town of Market Harborough is set some four miles away to the south and contains a good range of everyday shopping facilities, together with a commercial centre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities. Communications to the area are excellent. With good links to Leicester, Peterborough, and Kettering. The A14 is set some fourteen miles to the south and the M1 is available at Junctions 20 and 21 to the west. A mainline rail service connects with London St Pancras from Market Harborough in just over the hour.

Sporting and recreational activities are also well catered for in the area. Golf at Leicester and Market Harborough. Water sports, including sailing and fishing, on Rutland Water, near Oakham and fishing on Eyebrook Reservoir near Uppingham. Educational establishments nearby are renowned with preparatory and primary education at Foxton, Bringham, Oakham and Stamford, whilst secondary education is available at Market Harborough, Uppingham, Oakham, Stamford, Oundle and Leicester.



The Property

Set in the very heart of the popular village of Foxton, and with access to walks along the canal on the doorstep, this lovely period property sits within landscaped gardens and grounds, extending to just over a third of an acre.

Dale Cottage has been extended over time to meet the needs of the present owners, the property offers excellent accommodation and the traditional appearance of an 1800's-built house, with updated bathrooms and kitchen.

To the ground floor, the reception hall features a canopied fireplace with hearth and tiled floor with stairs rising to the first floor and doors off to the ground floor accommodation and inner hallway.

Two reception rooms both have feature fireplaces and dual aspect windows, the inner hallway leads to a cloakroom with steps down to a side entrance door with access to cosy snug area and separate dining room both giving access to the breakfast/kitchen.

Breakfast/Kitchen, which is light and airy sits to the rear of the house and benefits from a contemporary range of units, Rangemaster oven with canopied extractor and integrated 'Bosch' dishwasher, with plumbing for a washing machine and space for fridge/freezer, windows overlook the garden and side doors to the garden and garaging.

To the first floor, the principal bedroom benefits from built in wardrobes and separate vanity unit, with period corner storage cupboard and dual aspect windows providing an abundance of natural light. The second bedroom benefits from a spacious en-suite bathroom having separate bath and walk in shower, the main family bathroom benefits from a walk-in shower. With steps up to three further bedrooms, one presently used as a study.

Outside

The gardens at Dale Cottage are a particular feature, having been created by the present owners, the now mature gardens wrap around the property to three sides, with a bordered hedge and lawn garden to the front, surrounded by carefully selected evergreens, and a pathway to the front door.

The garden is mainly laid to lawn, with a seating area placed to take advantage of the garden and outdoor patio dining area to take advantage of during the summer months. There is an abundance of mature planting in this wonderfully established garden, mature trees offering privacy throughout the year, with a part wall and hedge boundary.

There is a useful outside store, formerly used as a boiler room, and door access from the garden to the garaging. The double garage with up and over doors has power and light and can be accessed from Softwell Lane to the side of the property.

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

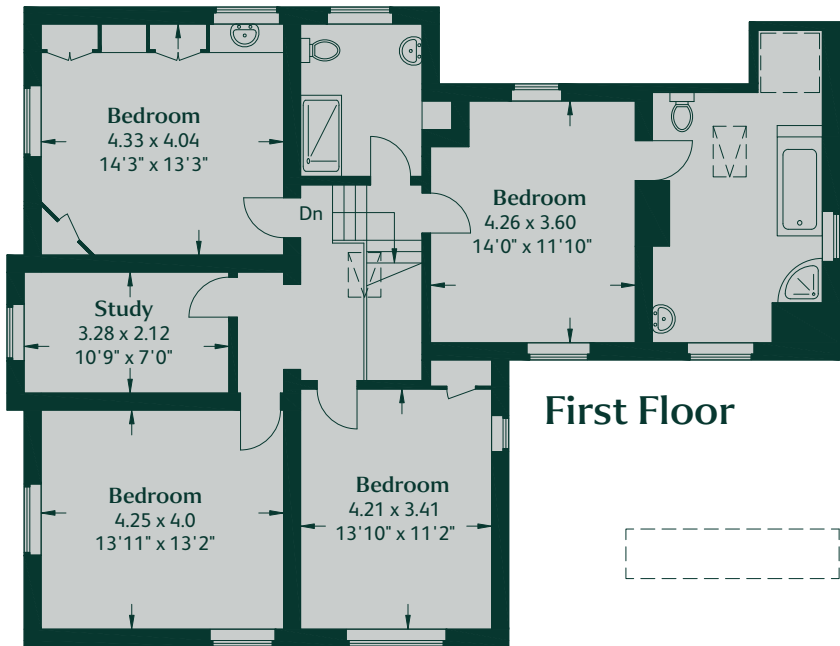
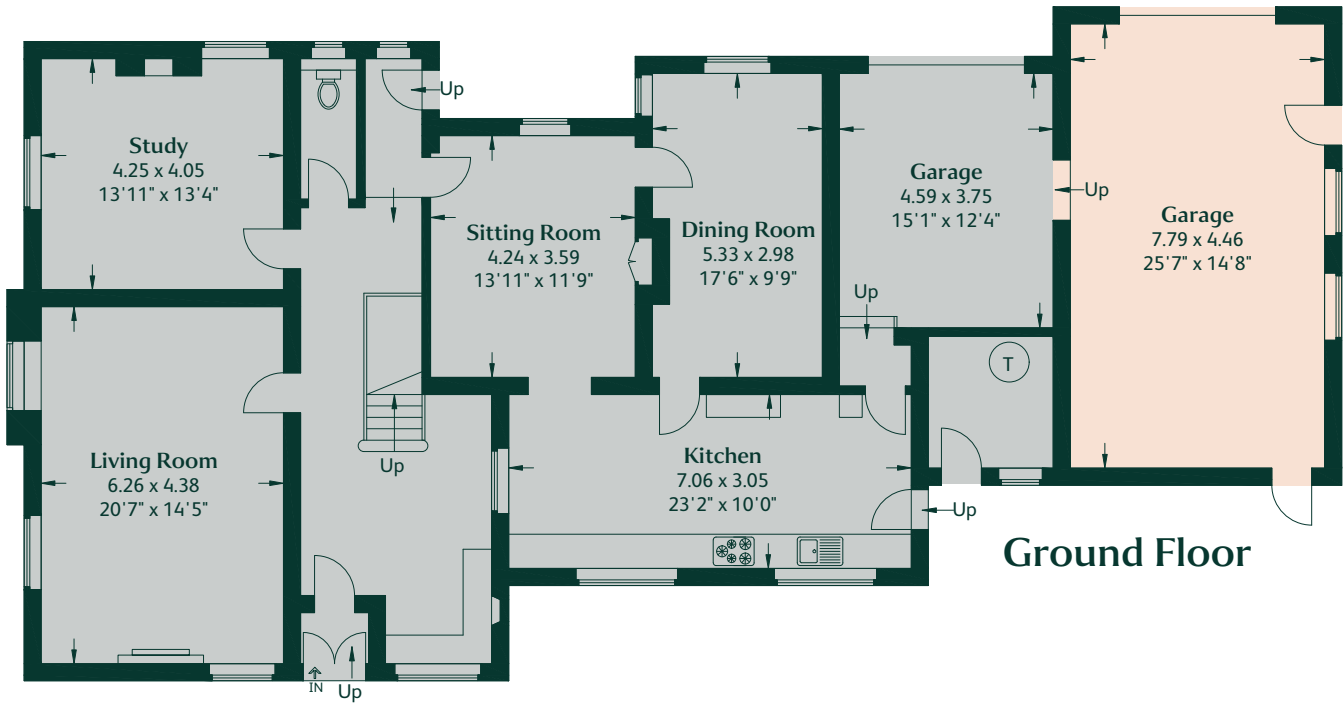
Harborough District Council

Council Tax

Band G

EPC Rating

D



Restricted Head Height

Floorplans

Approximate Gross Internal Area = 250.71 sq m / 2698.62 sq ft
Garage Area = 52.81 sq m / 568.44 sq ft
Total Area = 303.52 sq m / 3267.06 sq ft

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