



HILLTOP

BRAMPTON ASH, MARKET HARBOROUGH



KING WEST





KING WEST

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Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

A Spacious and Fully Refurbished Detached Bungalow with Extensive Gardens & Ample Parking.

Hilltop

Hermitage Road, Brampton Ash, Market Harborough, LE16 8PE

- Completely Refurbished Detached Three-Bedroom Bungalow
- Spacious & Versatile Accommodation
- Generous Plot with Mature Garden
- Extensive Gravel Driveway Providing Ample Parking
- Integral Garage
- Sitting Room
- Well-Appointed Kitchen/Breakfast Room
- Quiet & Desirable Location
- Agricultural Occupancy Condition Applies

The charming village of Brampton Ash is surrounded by some of north Northamptonshire's most attractive open countryside.

Situation

The charming village of Brampton Ash is surrounded by some of north Northamptonshire's most attractive open countryside, with the church of St Mary the Virgin located on the edge of the village which is lit at night and can be seen for miles around the Welland Valley. The village of Great Bowden just under four miles distant contains a number of local facilities and amenities including two shops, one public house, post office, school and church. There is also a wide range of active village societies and activities. Also within five miles lies the historic town of Market Harborough with a greater range of everyday facilities including banks, supermarkets, a commercial centre and theatre together with leisure centre. It is from here that the main line station connects with London St Pancras International and Eurostar. The area is well known for schooling with preparatory available at Great Glen and Spratton Hall and senior at Uppingham, Oakham, Oundle, Leicester and Rugby. Further to the north lies the city of Leicester with a comprehensive range of commercial and leisure facilities. Neighbouring towns include Northampton, Kettering and Corby whilst the M1 motorway is approximately 16 miles to the west and the A14 approximately 7 miles south. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

Sporting and recreational activities are well catered for in the area. Golf is at Leicester, Market Harborough, Kibworth and Luffenham. Water sports, including sailing and fishing, on Rutland Water, near Oakham, Pitsford Reservoir at Brixworth and fishing on Eyebrook Reservoir near Uppingham.

The Property

Occupying a generous plot with an impressive frontage, this attractive detached bungalow offers spacious and versatile single-storey accommodation in a peaceful setting. Well maintained throughout, the property provides comfortable family living having been completely upgraded and refurbished by the current owners to include, new windows, interior doors, fully insulated floors and ceilings, and underfloor heating throughout.

The accommodation is well arranged, with bright and well-proportioned rooms offering flexibility for both families and those looking to downsize without compromising on space. The integral garage and extensive driveway further enhance the practicality of the home, while the property's appealing brick elevations create an attractive first impression.

Please note; an Agricultural Occupancy Condition applies. Prospective purchasers should make their own enquiries regarding the occupancy restriction and seek independent professional advice before proceeding.

Outside

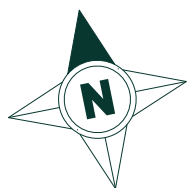
The property is approached via a substantial gravel driveway providing ample off-road parking for numerous vehicles, together with access to the integral garage.

A particular feature is the generous plot, with mature trees and established boundary hedging creating a private and attractive setting. The extensive gardens offer excellent space for family enjoyment, outdoor entertaining and gardening, while the wide frontage enhances the property's sense of space and kerb appeal.

The enclosed grounds provide a wonderful backdrop to the home, combining privacy with practicality and offering plenty of scope for landscaping or further enhancement to suit individual requirements.



Floorplans

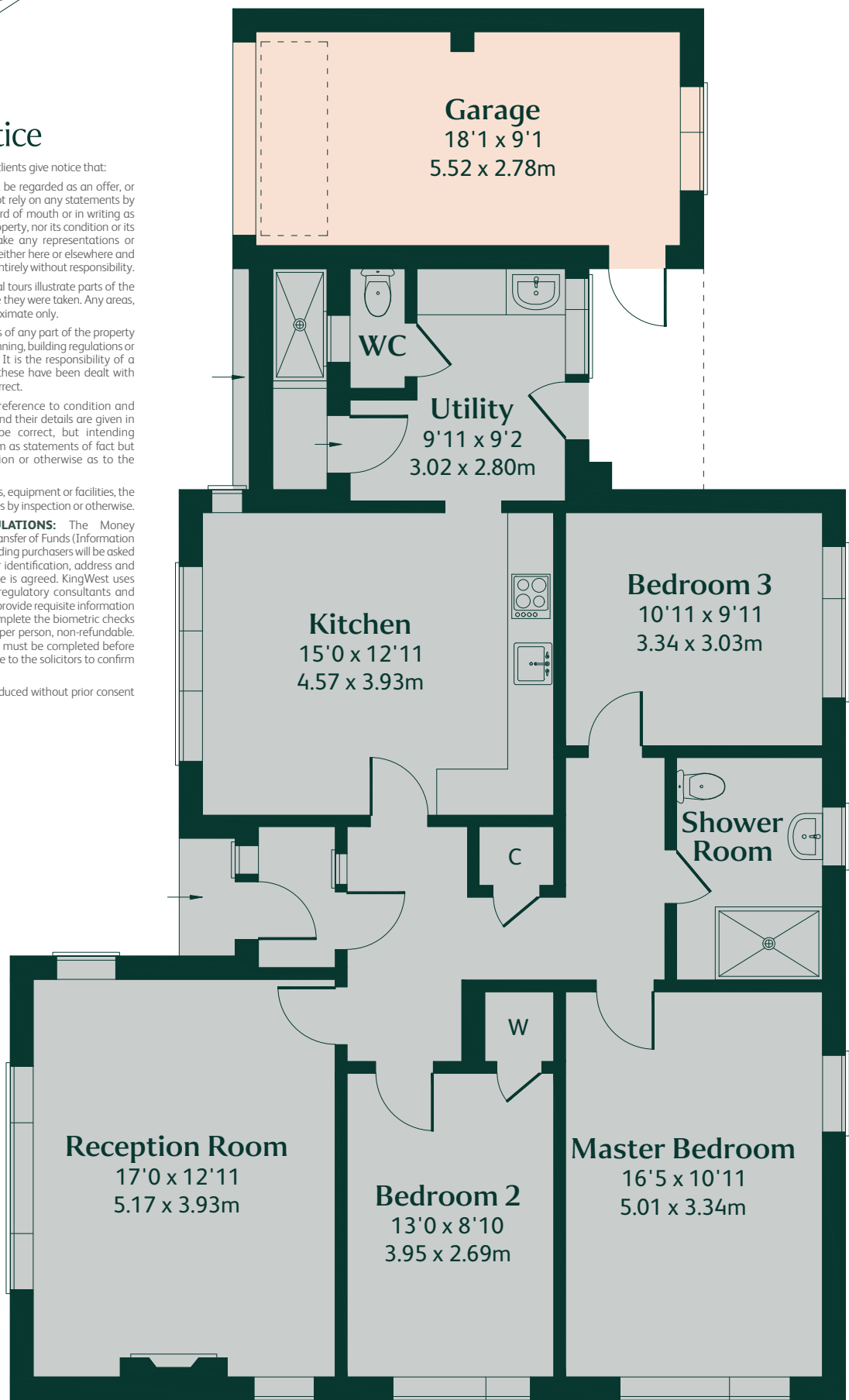


Approximate Gross Internal Area
1389 sq ft - 129 sq m

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General Remarks

Viewing

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

Council Tax Band

E

Local Authority

North Northamptonshire Council

Services

None of the services have been tested by the agents.

EPC Rating

C





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