

EAST CARLTON PARK

EAST CARLTON, MARKET HARBOROUGH



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77 East Carlton Park

East Carlton
Market Harborough
Leicestershire
LE16 8YD

A four/five-bedroom, arts and crafts style property sitting on a generous corner plot overlooking the village cricket field.

Entrance hall | Breakfast kitchen & utility | Dining room | Lounge | Snug/Study/Bedroom 5 | Downstairs shower room | Master bedroom with en-suite | Two further large double bedrooms & one smaller double | Family bathroom | Off-road parking | Attached double garage | EPC-D

ACCOMMODATION

The property's accommodation in brief comprises an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation.

The large sitting room sits to the front of the property with a bay window looking out over the cricket pitch, wooden flooring and a feature fireplace with wood burner.

There is a high specification breakfast kitchen with a good range of floor standing and wall mounted cupboards and drawers with quartz worktops. The kitchen benefits from all integrated appliances to include Samsung double oven and combination microwave, a Panasonic induction hob with extractor over, dishwasher and an integrated fridge and freezer. The kitchen also has a large pantry cupboard and gives access to the generous utility room that has additional cupboards and drawers, the central heating boiler, sink, space and plumbing for a washing machine, tumble dryer and space for an American fridge freezer.

The utility room gives access to the ground floor shower room and the attached double garage. The shower room has a wall hung WC and wash hand basin, corner shower and heated towel rail.

The breakfast kitchen flows round into the dining area that has a feature fireplace with wood burner, a window to the front and double doors out to the decking and garden.

The ground floor accommodation is completed by a further reception room that has double doors out to the

garden. This room could either be used as a snug, a home office or bedroom five.

The first-floor accommodation has a split-level landing with two large storage cupboards and gives access to the bedroom and bathroom accommodation.

The master bedroom sits to the front of the house with windows looking over the rear garden and also out to the front over the cricket pitch. It has a wooden floor and is complemented by a generous en-suite bathroom that has a contemporary, free-standing roll top bath, wall hung WC, bidet, wash hand basin and a double shower enclosure.

The bedroom accommodation continues with another very large double bedroom sitting to the front of the property with a bay window. A third double bedroom with windows to the front and side benefitting from built in wardrobe space. The bedroom accommodation is completed by another double that looks out over the garden.

The first-floor accommodation is completed by a family bathroom that has a double shower enclosure, WC and wash hand basin.

OUTSIDE

To the outside, the property has ample parking on the driveway and access to the integral double garage. The front door of the property is accessed via a block paved pathway with lawned areas either side.

There is also access down the side of the property to the rear garden that is mainly laid to lawn but also has a decked and terraced area accessed off the accommodation.

The garden is hedged and fenced on all sides providing a good degree of privacy and security and is south west facing allow plenty of light for the majority of the day and evening.

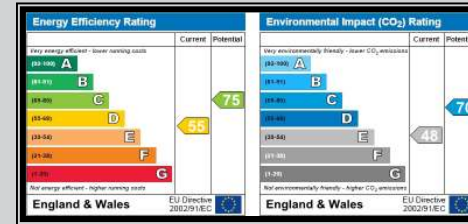
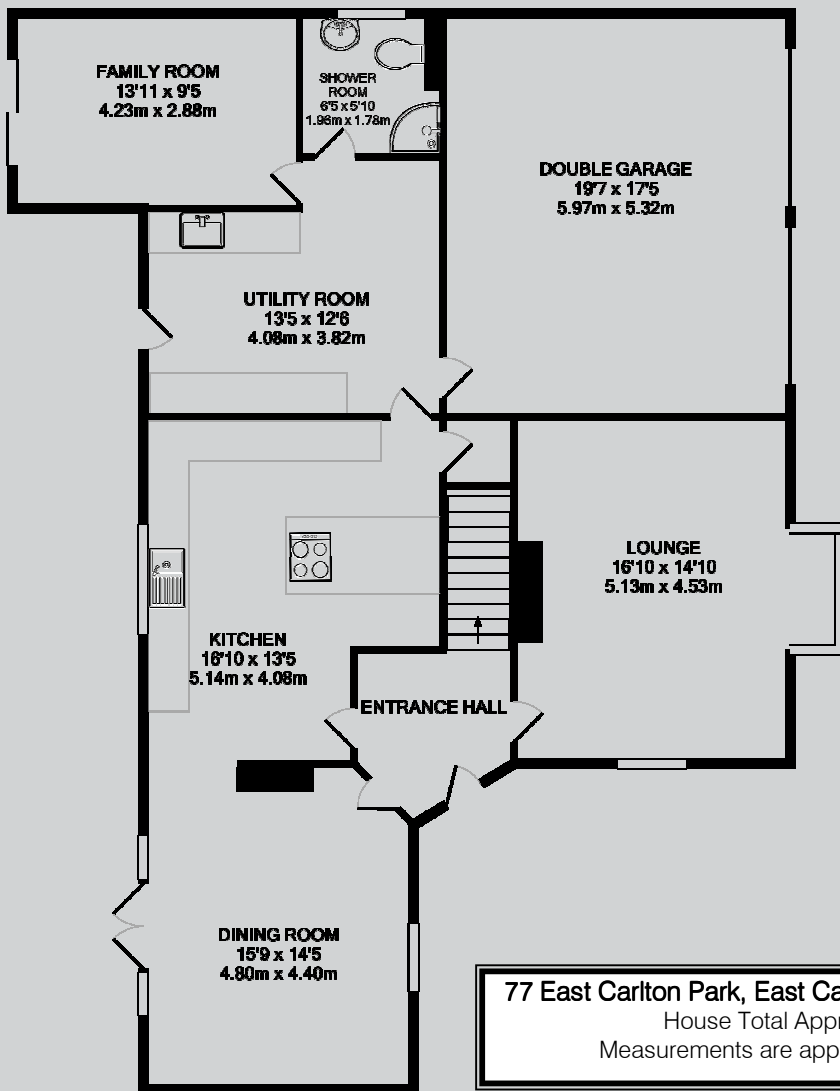
This property has been completely renovated by the current owners to a very high specification and is highly recommended for an internal inspection.

LOCATION

The village of East Carlton, which lies to the borders of Leicestershire and Northamptonshire has easy access for the towns of Market Harborough, Kettering and Corby, which have excellent shopping and supermarket facilities, schools and leisure opportunities. There is easy access to mainline service to London St Pancras from these towns and to the A14 links to the M1 and the A1.







DIRECTIONAL NOTE

From Oakham head out on the Uppingham Road A6003. Continue through Uppingham and Caldecott. On entering Rockingham take the first right turn onto Cottingham Road B607. Continue through Cottingham and Middleton staying on the B607. Turn right into East Carlton Park and the immediately left. Number 77 can be found on the right-hand side on the corner overlooking the village cricket pitch.

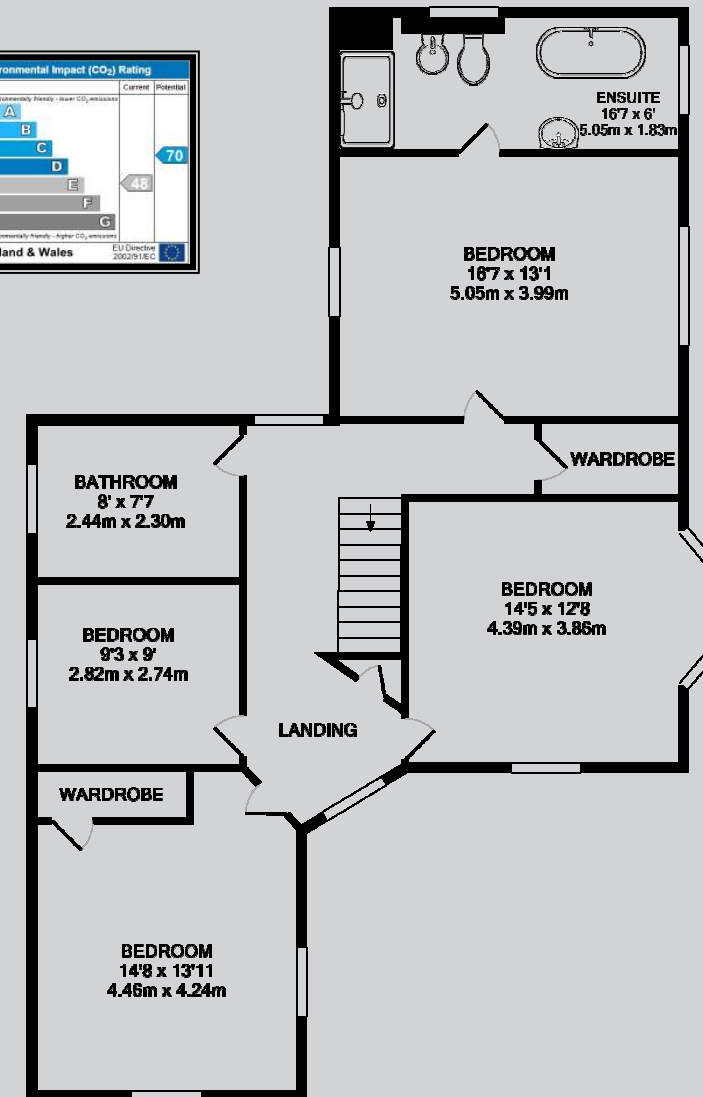
SERVICES & COUNCIL TAX BAND

The property is offered to the market with all mains services & gas-fired central heating. Council Tax Band G.

77 East Carlton Park, East Carlton, Market Harborough, Leicestershire LE16 8YD

House Total Approx Gross Internal Floor Area = 2476 SQF

Measurements are approximate, not to scale, illustrative purposes only.



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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.

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