



10 The Gardens, East Carlton, Market Harborough, LE16 8YG



# £490,000

Stuart Charles are delighted to offer for sale with NO CHAIN this FOUR DOUBLE bedroom detached family home located in the picturesque village of East Carlton Park. Rarely available in this quiet cul de sac and located a short walk from east carlton country park and a short drive from Corby and Market Harborough an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, kitchen, L shaped lounge and a separate dining room. To the first floor are four double bedrooms a three piece bathroom suite. Outside to the front is a large laid lawn which leads to a large driveway that provides off road parking for multiple vehicles and this leads to a carport and a detached garage. The garage is fitted with power and also features a large storage barn to the rear. To the rear a large patio area leads to a laid lawn that features flower beds and gravel boarders to the sides while timber fences and the east carlton park wall enclose the garden. Call now to view!!.

- NO CHAIN
- LARGE L SHAPED LOUNGE OVER LOOKING THE GARDEN
- THREE PIECE FAMILY BATHROOM
- PATIO AREA LEADING ONTO ESTABLISHED GARDEN
- CLOSE TO MARKET HARBOROUGH AND CORBY TRAIN STATIONS
- KITCHEN AND SEPERATE DINING ROOM WITH POTENTIAL TO MAKE OPEN PLAN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING WITH CARPORT AND DETACHED GARAGE
- WALKING DISTANCE TO EAST CARLTON PARK



## Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, stairs rising to first floor landing, doors to:

## Guest W.C

This fully tiled room is fitted to comprise a two piece suite consisting of low level pedestal, ceiling spotlights and glazed window to the front elevation.

## Kitchen

12'4 x 12'0 (3.76m x 3.66m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, space for a range cooker, space for automatic washing machine, space for dishwasher, space for free standing fridge/freezer, radiator, double glazed door to side elevation, double glazed window to front elevation, internal door to dining room.







## Lounge

22'0 x 19'3 (6.71m x 5.87m)

Two double glazed patio doors to the rear elevation, double glazed window to front elevation, electric fire with surround, telephone point, tv point, two radiators, twin doors to:

## Dining Room

12'0 x 9'8 (3.66m x 2.95m)

Double glazed window to rear elevation, radiator, internal door to kitchen.

## First Floor Landing

Loft access, storage cupboard, airing cupboard with water tank, doors to:





### Bedroom One

15'0 x 11'8 (4.57m x 3.56m)

Double glazed window to front elevation, radiator, built in wardrobe.

### Bedroom Two

12'10 x 12'5 (3.91m x 3.78m)

Double glazed window to rear, radiator, built in wardrobe.

### Bedroom Three

12'5 x 9'3 (3.78m x 2.82m)

Double glazed window to rear elevation, radiator.







### Bedroom Four

14'1 x 7'2 (4.29m x 2.18m)

Double glazed window to rear elevation, radiator, built in wardrobe.

### Bathroom

8'1 x 6'5 (2.46m x 1.96m)

Fitted to comprise a three piece suite consisting of panel bath with mains feed shower over and mixer shower tap, low level pedestal, low level wash hand basin, radiator, double glazed window to the front elevation.

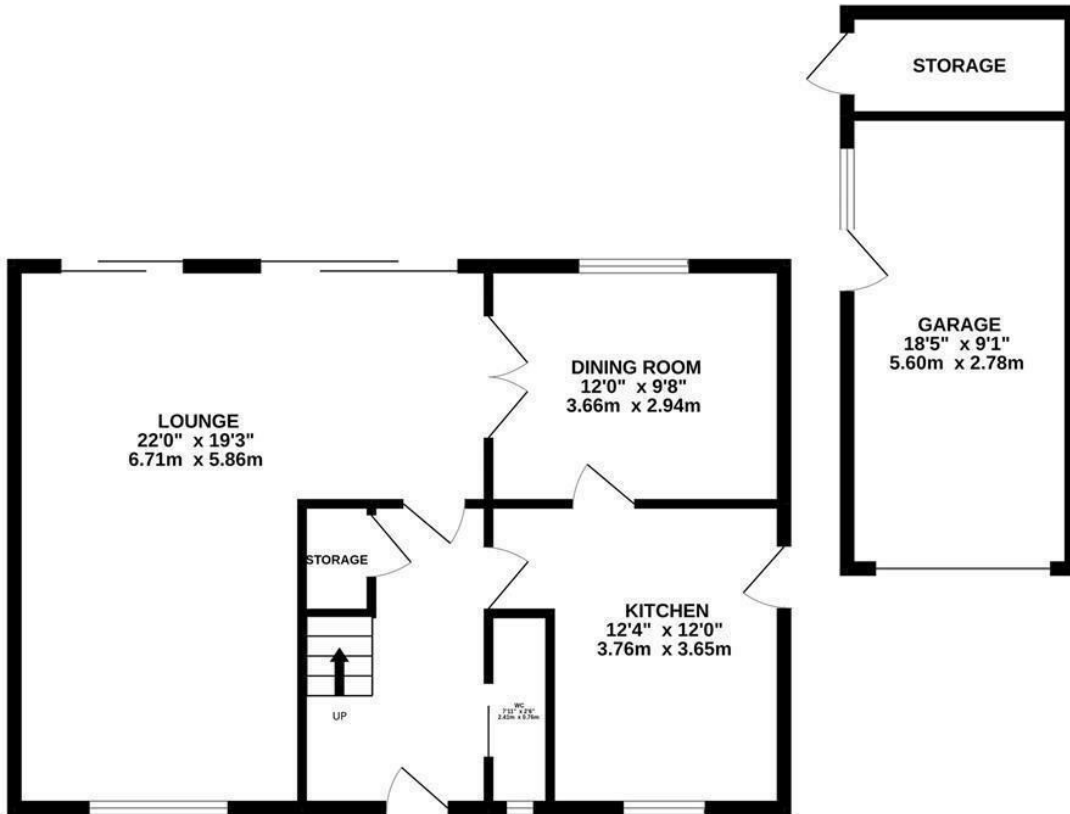
### Outside

Front: A large laid lawn leads onto a driveway that provides off road parking for multiple vehicles and

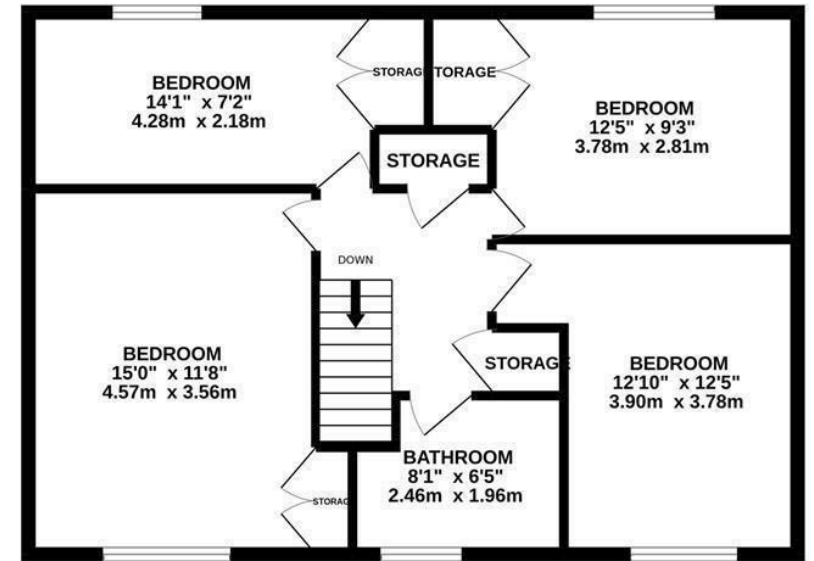




GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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.



leads to a carport and detached garage. Gated access leads to the rear.

Garage: With up and over door, power and lighting connected pedestrian door to garden.

Rear: A large patio area leads down to laid lawn which is enclosed by gravel boarders, timber fencing and the East Carlton Park Red brick wall. A patio area is located to one corner with the garden featuring several flower beds and planting areas.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 53                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |