

3 Church Lane
East Carlton
Market Harborough
LE16 8YA

£1,100,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

“A Rural Retreat with Breathtaking Views”

Positioned on the village's edge, the property boasts sweeping panoramic views of the picturesque Welland Valley and rolling countryside for as far as the eye can see- you will be hard-pressed to find better.

Nestled in the idyllic village of East Carlton, the property is just a short distance to the wonderful Country Park with a blend of open spaces and woodland. From the garden you will also be able to spot the gorgeous local Georgian Church, farmland and livestock- even a sight of Reindeers!

This unique detached home is set on an impressive 1-acre plot (approx.) of beautifully maintained wrap-around gardens offering a private sanctuary in a breathtaking rural setting.

Upon arrival, you're immediately surrounded by the tranquillity and beauty of the

countryside. In the evening there is a real treat, with the position of the property there is stunning sunset views across the valley, which can mainly be enjoyed from the rear bedrooms, kitchen/diner, and garden.

The spacious accommodation includes an inviting entrance reception hall, a cozy living room with a fireplace, and an additional reception room currently used as a playroom. The well-appointed kitchen seamlessly flows into the dining room, creating a perfect space for entertaining with family and friend- there is both bifolding doors and windows here, which can be opened up to create a real synergy bringing the outside-in.

Continuing on through the hallway there is also access to a study, shower room, and utility room to the ground floor.

Upstairs, you'll find four generously sized bedrooms, two of which feature en-suite bathrooms, there is also the main family bathroom, all of which have been modernised to a great standard.

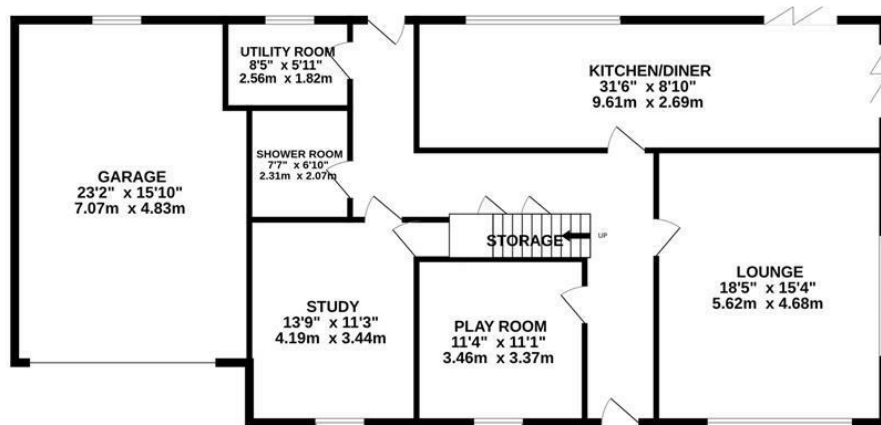
The property also offers private electric gated access, ample parking and a double garage.

For further details, get in touch with the team!

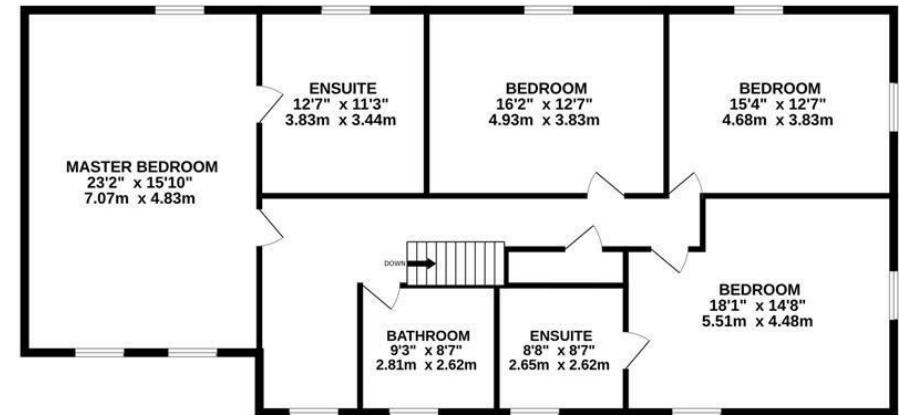
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Floor Plan

GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA : 3069 sq.ft. (285.1 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.

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AT A GLANCE...



The lounge is full of natural light, and enjoys countryside views as far as the eye can see



Four sizeable bedrooms to the first floor, and addition room downstairs as study/bedroom 5



The gardens create a significant plot of Approx 1 Acre, surrounded with sweeping countryside views



Modern kitchen/diner, with bi-folding doors and windows, from which there is a beautiful sunset view over the valley
The house is well facilitated with a choice of four bathrooms/ensuite's



Gated access to the driveway hosting ample parking, and double garage with electric door





SELLER'S SECRET

The views over the valley and countryside are something we will greatly miss, as they are simply stunning and something you can never get tired of- especially in the evening as the sun sets over the valley!



Why we like it....

WOW! This property is a truly rare find, in an excellent location and on an impressively sized plot. It is an ideal substantial family home, given the size of the bedrooms, no. of bathrooms, and additional ground floor reception rooms which make this property so versatile.

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To buy or not to buy....
