

3, Dingley Hall Harborough Road, Dingley, LE16 8PJ



£475,000

A rare opportunity to purchase a penthouse unit in the stunning Grade I listed Dingley Hall. This substantial property is beautifully presented with a perfect mix of original character features and modern bespoke convenience.. Dingley Hall itself sits on extensive landscaped grounds and number 3 has distant views over these and Market Harborough beyond. The property has it's own private entrance with the majority of the accommodation on the fourth level. The accommodation comprises: Entrance hall, landing,, spacious lounge and dining areas, fitted kitchen with appliances,, two bedrooms, en-suite and shower room. There is also an outdoor seating area, communal outdoor swimming pool, parking and single garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

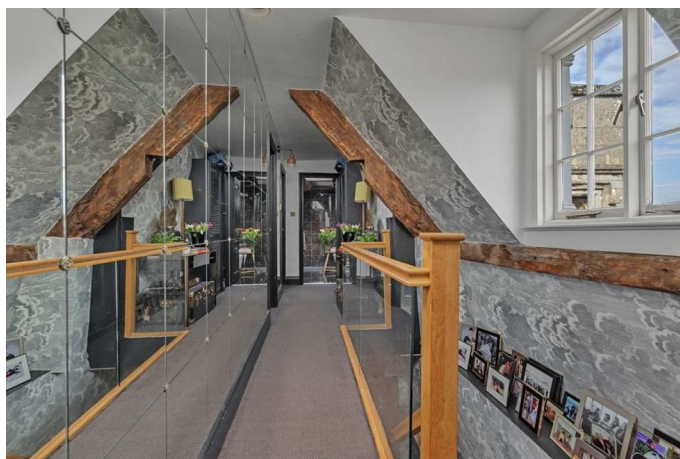
Service without compromise

Entrance Hall



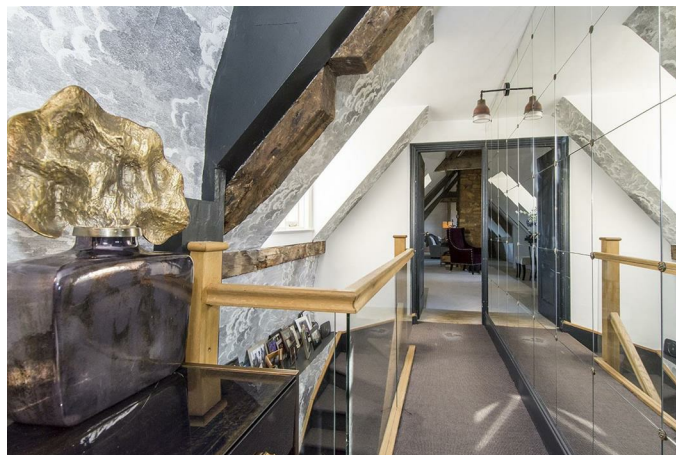
Accessed via heavy timber front door. Four flights of stairs to general living area. Multi paned window to the front. Column radiator. Under stairs storage with plumbing for automatic washing machine. High fitted bookshelving on ground floor level and further high wine shelving on half landing.

Landing

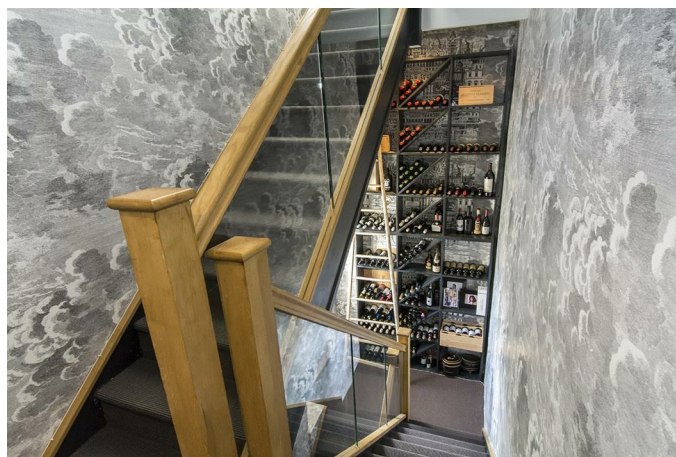


Glass and light oak balustrade. Multi paned window to the front aspect. Two wall lights. Exposed timbers. Louvre door to airing cupboard housing electric fired central heating boiler. Shelled storage cupboard. Doors to rooms.

(Landing Photo Two)



(Wine Wall Photo)



Dining Area 20'10" x 19'8" (6.35m x 5.99m)



Dual aspect multi paned windows with distant views over the grounds and beyond. Pitched ceiling with heavy original exposed timbers. Feature stone constructed open fireplace and chimney breast. Fitted shelved storage cupboards. Door entry telephone security system. Two column radiators. Television points. Openings either side of chimney breast to the lounge area. Glazed double doors to:-

(Dining Area Photo Two)



Fireplace



Kitchen/Breakfast Room 13'5" x 10'3" (4.09m x 3.12m)



Modern bespoke fitted kitchen with white quartz work surfaces and splash backs. Large island unit with further base units, white quartz work surfaces and breakfast bar. Fitted double oven and induction hob. Fitted automatic dishwasher. Fitted fridge and freezer. Stainless steel sink and moulded drainer. Porcelain tiled flooring. Mezzanine level storage area. Double glazed velux window.

(Kitchen/Breakfast Room Photo Two)



Feature stoned constructed open fireplace and chimney breast. Multi paned window and double glazed velux window with stunning distant open views. Two column radiators. Television and telephone points.

(Lounge Area Photo Two)



(Kitchen / Breakfast Room Photo Three)



Open View



Lounge Area 20'7" x 19'10" (6.27m x 6.05m)



Pitched ceiling with heavy exposed original timbers.

Master Bedroom 14'8" x 15'7" (4.47m x 4.75m)



Double glazed velux window taking full advantage of the distant open views. Freestanding bath below the window. Exposed ceiling timbers. Fitted wardrobes and a spacious walk in storage cupboard spanning one wall. Two wall lights. Radiators. Television and telephone point. Door to:-

(Master Bedroom Photo Two)



En-Suite Shower Room



Double shower cubicle with multi jet shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Wall light. Complementary tiled floor and walls.

Bedroom Two 14'2" x 7'8" (4.32m x 2.34m)



Multi paned window with distant open views. Exposed ceiling timbers. Radiator. Airing cupboard housing lagged hot water tank.

Shower Room



Double shower cubicle with mains 'Rain' shower fitment. Circular wash hand basin with vanity unit below. Low level WC. Combination column radiator and heated towel rail. Two wall lights. Skylight. Extractor fan. Complementary tiled floor and walls.

(Shower Room Photo Two)



Outside



Directly to the front of the house is a paved seating area. There is a gravelled communal parking area and access to the extensive landscaped grounds and swimming pool.

Garage

Single garage in a block with up and over door.

Entrance To Dingley Hall



Lease & Service Charges

The property is leasehold on a modern 999 year lease. At the time of instruction the service charges were approximately £250 per month. The service charge includes buildings insurance for the whole Grade I listed building, maintenance and repair of the gardens, grounds and drive, repair and maintenance, heating and repair of the outdoor swimming pool.



Communal Parking Area



(Grounds Photo Three)



(Grounds Photo)



Swimming Pool



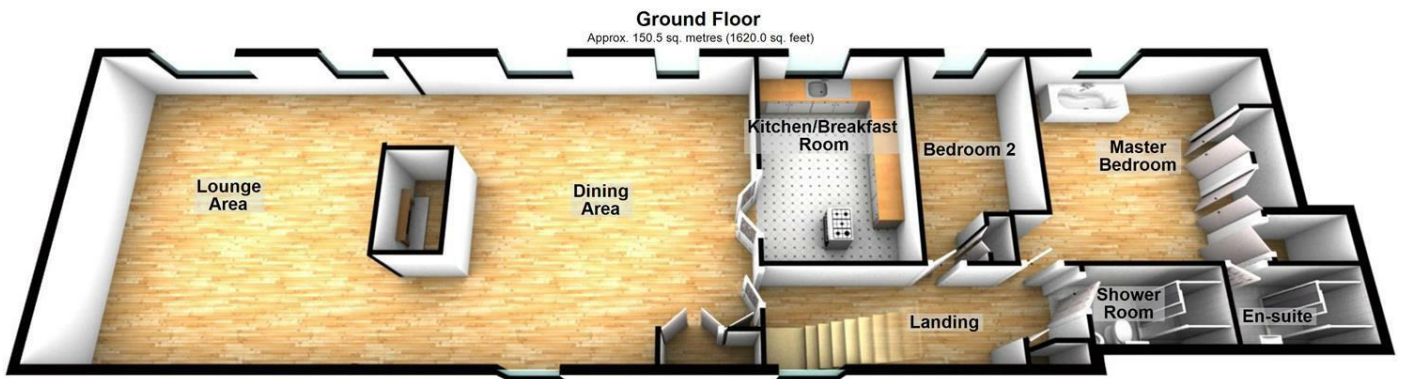
(Grounds Photo Two)



Communal swimming pool which is heated end of June to mid September.

Service without compromise

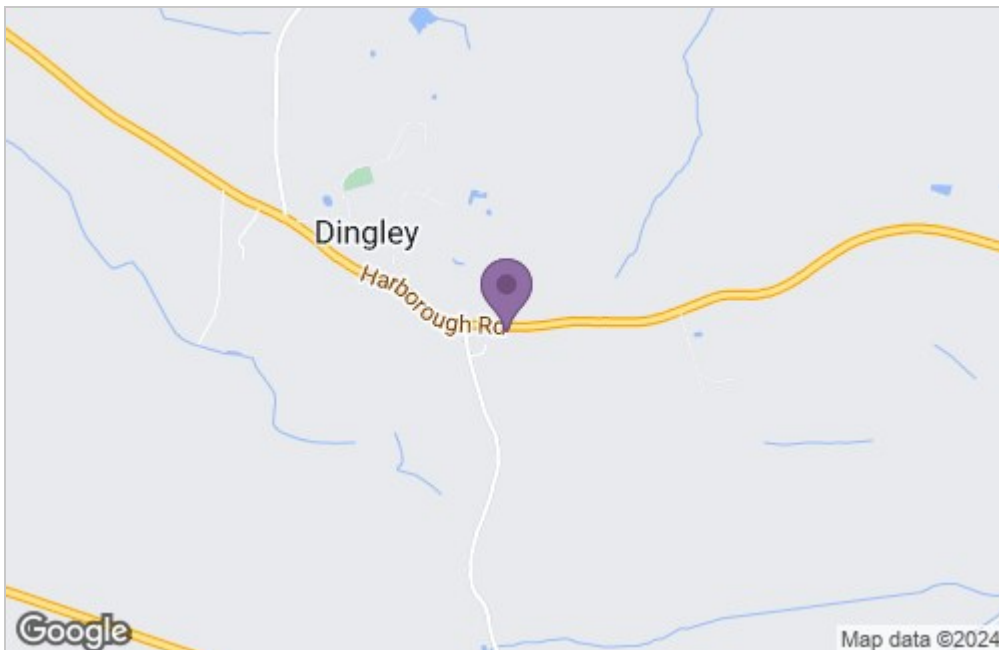
Floor Plan



Total area: approx. 150.5 sq. metres (1620.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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