

## 7 Home Close, Dingley, LE16 8QU



### Offers Over £725,000

Nestled in the picturesque village of Dingley, this charming home on Home Close offers a perfect blend of comfort and character, spanning an impressive 2,200 square feet. Included is an additional 27m x 22m area of land, expanding from the existing garden, providing a versatile plot that could be used for a variety of purposes. This area offers excellent potential for future development, subject to planning. Just a seven-minute drive from the vibrant town of Market Harborough, residents enjoy the best of both worlds – the tranquility of village life paired with easy access to local amenities, shops, and transport links.

This spacious and extended family home boasts a large kitchen/dining/family room and multiple reception rooms, providing ample space for both relaxation and entertaining. The two inviting reception areas are ideal for hosting guests, enjoying quiet family evenings or even a superb study/home office or work space. The residence features four generously sized double bedrooms, ensuring that there is plenty of room for family and guests alike. Each bedroom is designed to provide a peaceful retreat, with natural light flooding in to create a warm and welcoming atmosphere. The three well-appointed bathrooms add to the convenience of this home, catering to the needs of a busy household. Set within established gardens, the outdoor space is a delightful extension of the home, perfect for enjoying the fresh air or hosting summer gatherings. The gardens offer a tranquil setting, with views of the valley beyond ideal for unwinding after a long day. This property is a rare find, offering generous living space in a picturesque setting, complemented by the added luxury of a large plot, providing both privacy and potential for future development. Whether you are looking for a family home or a peaceful retreat, this house in Dingley is sure to impress.



# ADAMS & JONES

## Entrance Porch

Accessed via UPVC porch door having double glazed windows to front and side aspects. Doors to: Garage and hallway. Corridor leading through to: Side entry having a double glazed door and windows to side aspect.

## Hallway 15'1" x 7'9" (4.60m x 2.36m)



Doors off to: Lounge, kitchen and cloakroom. Stairs rising to: First floor. UPVC double glazed window to stairwell overlooking front aspect. Under stairs cupboard. Engineered wooden flooring. Radiator.

## Lounge 18'2" x 13'0" (5.54m x 3.96m)



UPVC double glazed window to front aspect. Oak tri-folding doors through to: Study. Feature wall lighting. Cast iron open fireplace with wooden surround and stone hearth. TV point. Telephone point. Radiator.

## Study 13'0" x 10'9" (3.96m x 3.28m)



UPVC double glazed 'French' doors with full height double glazed side panels. UPVC double glazed picture window to side aspect. Engineered wooden flooring. Under floor heating.

## Living/Dining/Kitchen 23'8" x 21'8" (7.21m x 6.60m)



## Kitchen Area



Having a selection of fitted base and tall units with a 'Quartz' worktop over and an inset stainless steel sink with the addition of a large island/breakfast bar with

matching 'Quartz' worktop. The kitchen appliances include: mid level steam oven, single fan assisted electric oven, combi oven/microwave, warming drawer, induction hob, extractor, 2 x upper integral fridges, 2 x lower integrated freezers and a wine cooler. UPVC double glazed window to side aspect. Door through to: Utility room. LED spotlights. Engineered wooden flooring. Under floor heating.

## Living Area



LED spotlights. Multi-fuel stove/burner. TV point. Engineered wooden flooring. Under floor heating.

## Dining Area



UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed picture windows to rear aspect. Vaulted ceiling with 3 x 'Velux' windows and LED spotlights. Engineered wooden flooring. Under floor heating.

## Utility Room 9'8 x 5'2 (2.95m x 1.57m)



Door out to: Side entry and rear garden. UPVC double glazed window to rear aspect. Built-in storage cupboard and built-in pantry cupboard. Space and plumbing for a freestanding washing machine with a further space for a dryer. Worktop over. Engineered wooden flooring. Radiator.

## Cloakroom 9'2 x 7'10 (2.79m x 2.39m)



Comprising: Low level WC and wash hand basin over a fitted vanity unit with cupboard storage below. Opening through to: Boiler/plant cupboard housing floor standing oil fired boiler. Opening through to: Storage/coat cupboard. Internal window to side aspect. Tiled flooring.

## First Floor Landing

Doors off to: Bedrooms, family bathroom and shower room. UPVC double glazed window to front aspect on stairwell. Loft hatch. Radiator.



**Bedroom One 23'6 x 12'7 (7.16m x 3.84m)**



UPVC double glazed window to rear aspect. A selection of fitted wardrobes and furniture. Loft hatch access. Radiator. Door through to: En-Suite.

**En-Suite 6'7 x 6'3 (2.01m x 1.91m)**



Comprising: Corner shower enclosure with aqua boarding, low level WC and wash hand basin within a fitted vanity unit with mirrored cabinet over. UPVC double glazed window to side aspect. LED spotlights. Heated towel rail. Varnished wooden floorboards.

**Bedroom Two 13'11 x 11'9 (4.24m x 3.58m)**



UPVC double glazed window to rear aspect. Ceiling fan. Radiator.

**Bedroom Three 11'9 x 10'5 (3.58m x 3.18m)**



UPVC double glazed window to rear aspect. Built-in double wardrobe with sliding doors. Radiator.

**Bedroom Four 9'9 x 9'6 (2.97m x 2.90m)**



UPVC double glazed window to front aspect. Radiator.

**Family Bathroom 9'1 x 7'11 (2.77m x 2.41m)**



Comprising: Bath, wash hand basin over a fitted vanity unit and a low level WC. UPVC double glazed window to front aspect. Wall tiling. Floor tiling. Shaver socket. Radiator.

## Shower Room 6'2 x 2'11 (1.88m x 0.89m)

Comprising: Shower enclosure. UPVC double glazed window to front aspect. Vinyl flooring.

## Outside



The property occupies a generous sized plot within a peaceful cul-de-sac location. There is a large graveled driveway providing ample off road parking for multiple vehicles with double wooden gates providing further secure parking to the side of the property. A pedestrian gate allows access through to the rear garden. The West facing and extremely private garden has a paved patio, grass pathways, established borders with a variety of planting and a further secluded seating area.

## Proposed Building Plot 88'6" x 72'2" (27m x 22m)

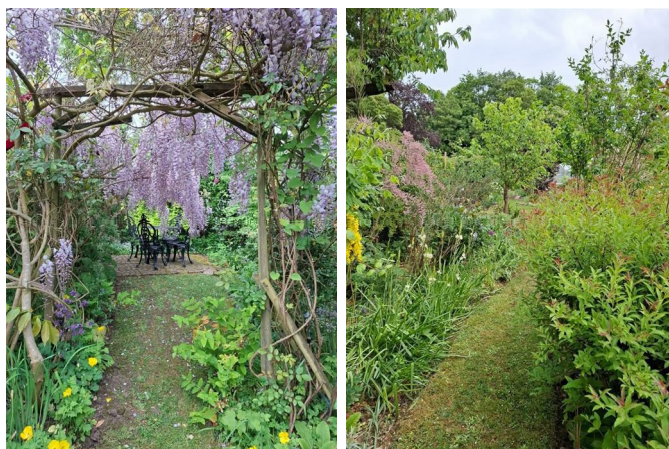


Included with the property is a 27m x 22m green space, currently utilized as a garden/allotment. This area offers significant potential for future development, with ample scope for various building possibilities, subject to planning permissions. The space benefits from convenient access via Home Close and gated access from Harborough Road.

## Proposed Building Plot (Additional Photo's)

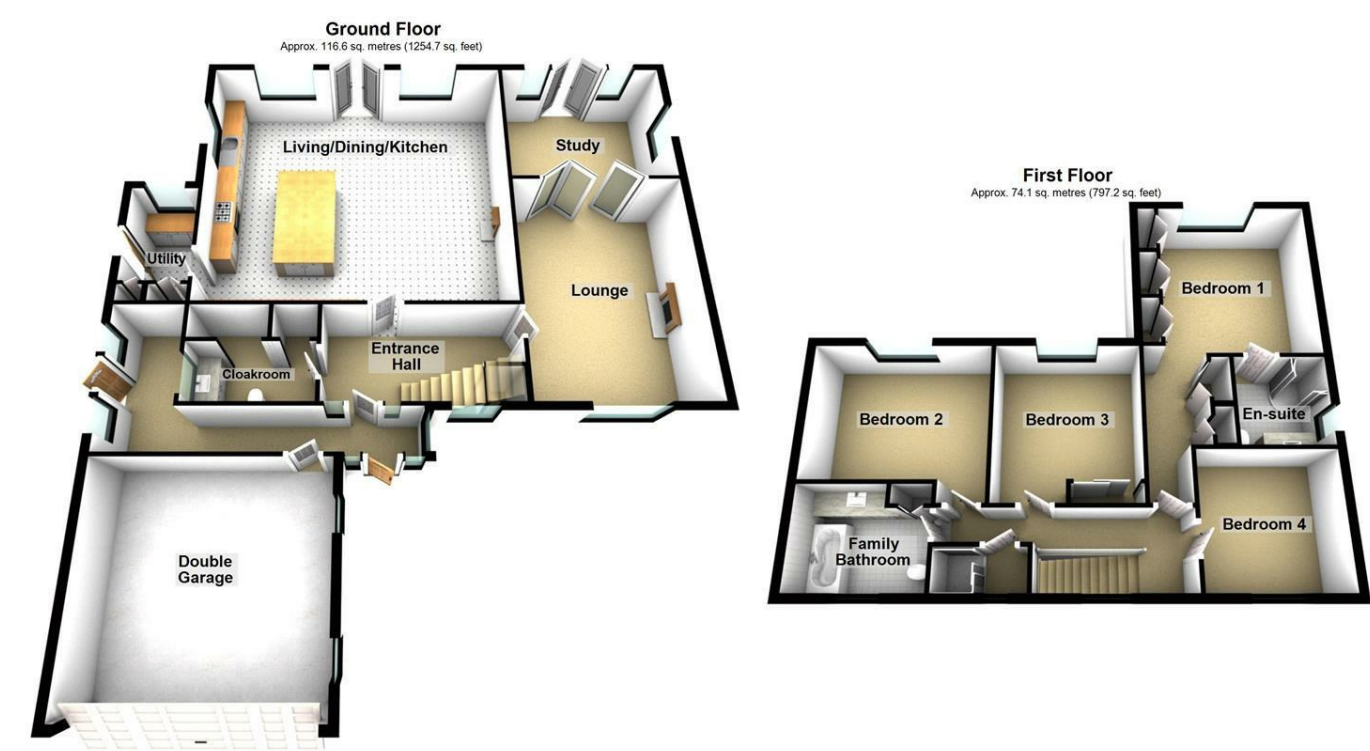


## Garden Additional Photo's





Floor Plan

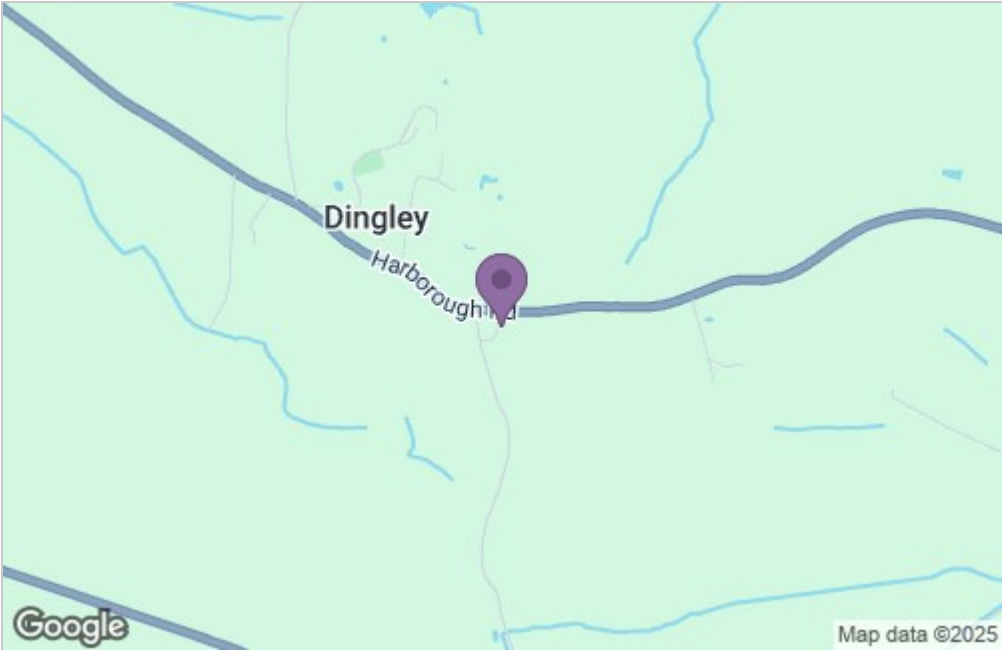


Total area: approx. 213.5 sq. metres (2298.3 sq. feet)

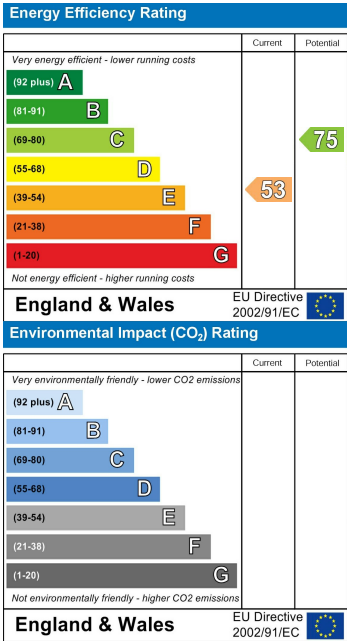
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise