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ESTATE AGENTS



“Park House”





Park House
Park Lane
Walton
LE17 5RQ



"Park House"

Situated in the picturesque and desirable village of Walton in the heart of the rolling Leicestershire countryside, this impressive and detached residence is neatly tucked away in a cul-de-sac of four exclusive properties, boasting a high standard of finish throughout, beautiful finishing touches, five bedrooms, a south facing garden and a double garage!





Property Highlights

The property is set in the centre of the picturesque village within close walking distance of the local pub, neighbouring countryside, a short drive into Husbands Bosworth, Market Harborough and easy access to the M1.

Entrance through the impressive timber and stained glass panelled front door leading into the inviting and welcoming entrance hall, boasting a beautiful Minton-style tiled flooring, decorative Edwardian style coving, six panelled internal timber doors with decorative architrave, deep skirting boards and a bespoke and stunning solid timber staircase flows up to the galleried first flooring landing, with a bespoke handcrafted banister.

Impressively proportioned living room featuring French doors opening out to the rear garden, decorative coving, LED lighting and a solid stone fireplace with a reclaimed log burner, offering a stunning focal point to the room.

Snug boasting solid timber flooring, decorative timber panelling with a picture rail and French doors open out to the patio.

Guest WC with continued Minton-style tiled flooring, and a white two-piece Heritage suite.



Property Highlights

Immaculately presented kitchen/dining room with ceramic tiled flooring, decorative coving, French doors opening out and ample space for a six-seater dining table and chairs.

The high-quality kitchen comprises a host of eye and base level shaker style fitted units, granite work surfaces, a inset one and a half bowl white ceramic sink, a freestanding Stoves electric cooker with a five-ring induction, space for an American style fridge/freezer and a contrasting island unit with a solid oak work top.

Separate utility room with a door out to the rear garden, continued units from the kitchen, quarry tiled flooring and space for a washing machine and tumble dryer with a vent pipe.

Stunning galleried first-floor landing of a fantastic size with two windows to the front elevation injecting natural light.

Impressively proportioned main bedroom in excellent decorative order, with a fitted wardrobe and a fantastic en suite shower room. The en suite comprises Karndean flooring, ceramic tiled walls, a chrome heated towel rail and a white three piece "Rak Ceramics" suite to include a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.



Property Highlights

The fifth bedroom has been converted to a dressing room to serve the main bedroom with a wall of bespoke fitted storage by Hammonds. If required, the wardrobes could be removed to change it back to a double bedroom.

Three further bedrooms, all of which are double in size with bedrooms two and three benefit from fitted wardrobes by Hammonds, and en suite shower rooms. Both en suites comprise vinyl flooring, Heritage sinks and WCs, and shower enclosures with fitted showers over. The fourth bedroom is currently utilised as an office, perfect for those working from home.

Family bathroom, decorated in the traditional Victorian style with ceramic tiled flooring and walls, and a Heritage three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a handheld shower wand.

Double garage with two electric up and over doors, power, light and additional loft storage.





Outside

The property features a neat and attractive frontage with a block paved drive leading to the double garage, providing off road parking for four cars and a further two in the garage if required.

Mature shrubbery sits in front of the front windows and a paved path flows to the front door.

The south facing, walled rear garden is a true sun trap and features a paved patio leading from the rear doors offering the ideal space to sit out and entertain in the sun with friends.

A well-maintained lawn sits in front of the patio, with a wraparound mature border, a contemporary water feature to the left-hand side and to the right-hand side is a pond with wildflowers.



Measurements

Living Room - 6.4m x 5.13m (21'0" x 16'10") max

Snug - 4.29m x 3.12m (14'1" x 10'3")

Kitchen/Dining Room - 7.14m x 5.13m (23'5" x 16'10") max

Utility - 2.54m x 1.98m (8'4" x 6'6")

WC - 2.21m x 1.04m (7'3" x 3'5")

Main Bedroom - 4.8m x 4.34m (15'9" x 14'3") max

Main En Suite - 2.54m x 1.96m (8'4" x 6'5")

Bedroom Two - 3.3m x 3.2m (10'10" x 10'6") max

En Suite Two - 1.78m x 1.52m (5'10" x 5'0")

Bedroom Three - 3.2m x 3.2m (10'6" x 10'6") max

En Suite Three - 1.78m x 1.52m (5'10" x 5'0")

Bathroom Four - 3.05m x 2.36m (10'0" x 7'9")

Bathroom - 2.64m x 1.83m (8'8" x 6'0")

Bedroom Five - 3.68m x 2.03m (12'1" x 6'8") max

Double Garage - 6.22m x 5.44m (20'5" x 17'10")

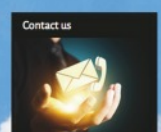
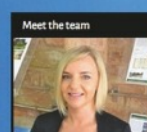


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