East Carlton Park

EAST CARLTON,

James Sellicks

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53, East Carlton Park,

East Carlton,
LE16 8YD

An exceptional and beautifully presented three-bedroom semi-detached family home, offering generous and versatile accommodation arranged over three floors. Occupying a substantial plot and finished to a high specification throughout, this impressive home combines contemporary open-plan living with elegant reception space and a superb private garden, creating an ideal setting for modern family life.

• Impressive semi-detached family home extending over three floors • Stylish open plan living/dining kitchen with feature island • Contemporary fitted kitchen with integrated appliances • Separate living room and additional reception space with bay window • Ground floor boot room, utility and WC • Principal bedroom suite with dressing room to the top floor • Two further bedrooms & Study/Office space • Well-appointed bath and shower room • Generous and beautifully maintained rear garden with Detached garden room ideal for home office or studio • Ample off-road parking via a large gravel driveway

Accommodation

The property is entered via a welcoming reception hall which leads to a striking open plan living/dining kitchen, thoughtfully designed as the heart of the home. The kitchen is fitted with sleek cabinetry and integrated appliances, centred around a large island, and flows seamlessly into the living and dining areas, creating a superb space for both everyday living and entertaining. This area is flooded with natural light, with doors opening directly onto the garden. A feature of the family room is the wood burner. Off the kitchen are practical spaces including a boot room/utility area and a guest WC and further utility space.

A separate 22ft sitting room offers a more formal and cosy retreat, with a multi fuel woodburner taking centre stage under an oak mantle. To one end is a lovely bay window, and this area could be used as a formal dining room, snug or playroom.

To the first floor, the property offers two well-proportioned bedrooms (one currently used as an office), both with full height fitted wardrobes, and both beautifully presented and served by a stylish bathroom. The layout is both flexible and practical, with additional space ideally suited for use as a study or home office, with stairs rising to the second floor and a shower room located off. The second floor is dedicated to an impressive principal suite, providing a spacious bedroom alongside a dressing room, creating a private and luxurious retreat.

Outside

The property enjoys a generous and well-maintained rear garden, predominantly laid to lawn and bordered by mature planting, offering a high degree of privacy. A paved terrace provides an excellent space for outdoor dining and entertaining, while a substantial detached garden room offers excellent versatility as a home office, studio or leisure space. To the front, a large gravel driveway provides ample off-road parking and enhances the property's strong kerb appeal.

Location

The village of East Carlton, which lies to the borders of Leicestershire and Northamptonshire has easy access for the towns of Market Harborough, Kettering and Corby, which have excellent shopping and supermarket facilities, schools and leisure opportunities. There is easy access to mainline service to London St Pancras from these towns and to the A14 links to the M1 and the A1.

Property Information

Tenure: Freehold
Local Authority: North Northamptonshire Council
Listed Status: Not Listed. Built c1930s
Conservation Area: Yes – East Carlton Conservation Area
Tax Band: C
Services: The property is offered to the market with all mains services and gas fired central heating.
Meters: Electric and Gas smart meters
Broadband delivered to the property: FTTP
Non-standard construction: Believed to be of standard construction
Wayleaves, Rights of Way & Covenants: Yes
Flooding issues in the last 5 years: No
Accessibility: Two storey dwelling, no modifications for accessibility
Planning issues: None our clients are aware of

Satnav Information

The property's postcode is LE16 8YD

Note to prospective purchasers

As a regulated profession, and in accordance with the Anti-Money Laundering Regulations, we are legally required to carry out due diligence checks on all purchasers to verify their identity. A non-refundable administration fee of £60 plus VAT per purchaser is payable upon an offer being accepted. This fee covers the cost of compliance procedures, including Anti-Money Laundering and identity verification checks. These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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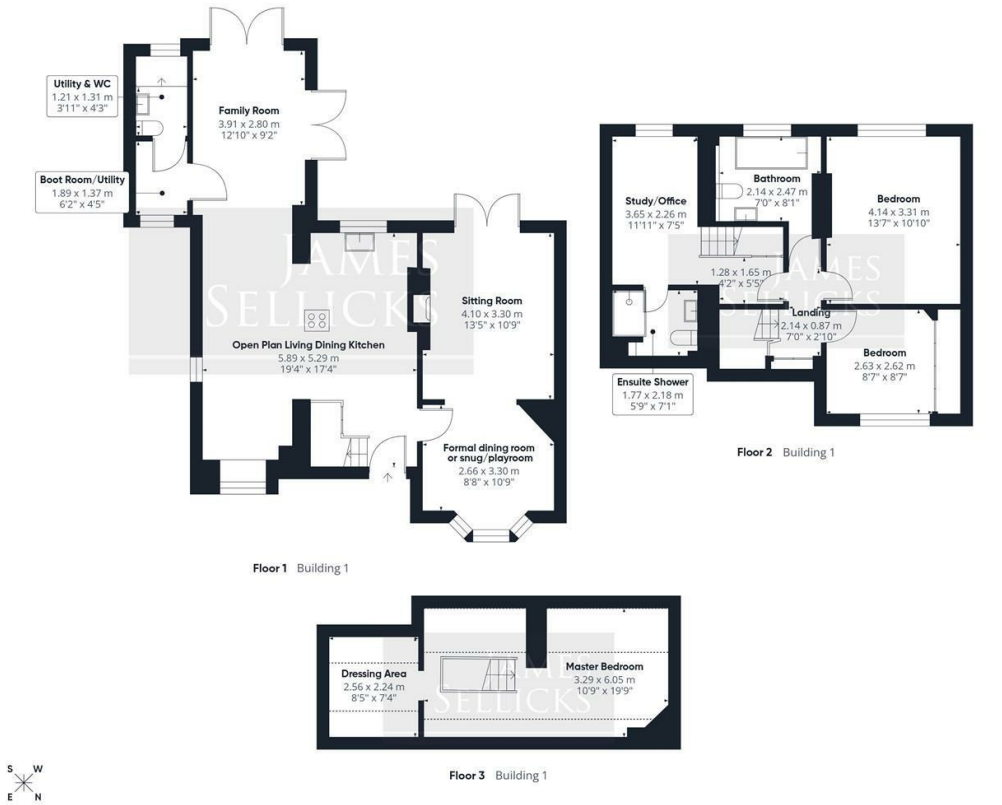
53 East Carlton Park, East Carlton, Market Harborough, LE16 8YD
Total Approx Gross Internal Floor Area 1513.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.



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Approximate total area(1)
140.8 m²
1513 ft²

Reduced headroom
11.2 m²
121 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	72	

The Property Ombudsman

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Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.