



23a Long Lane, Carlton-In-Lindrick

£370,000 Freehold

- Four well-proportioned bedrooms, all with fitted wardrobes • • Master bedroom with en-suite & second bedroom with walk-in wardrobe • • Spacious living areas including lounge, dining room & sunroom with log burner • • Stylish breakfast kitchen with separate utility room • • Downstairs WC & Wet Room • • Large private rear garden with patio, lawn, well-stocked borders, greenhouse & summer house • • Electric Gated driveway with electric roller gate & parking for 3-4 cars • • Integral garage with electric roller door • • Sought-after location close to amenities - Schools, Shops, Parks, Walks



GUIDE PRICE £370,000 - £380,000

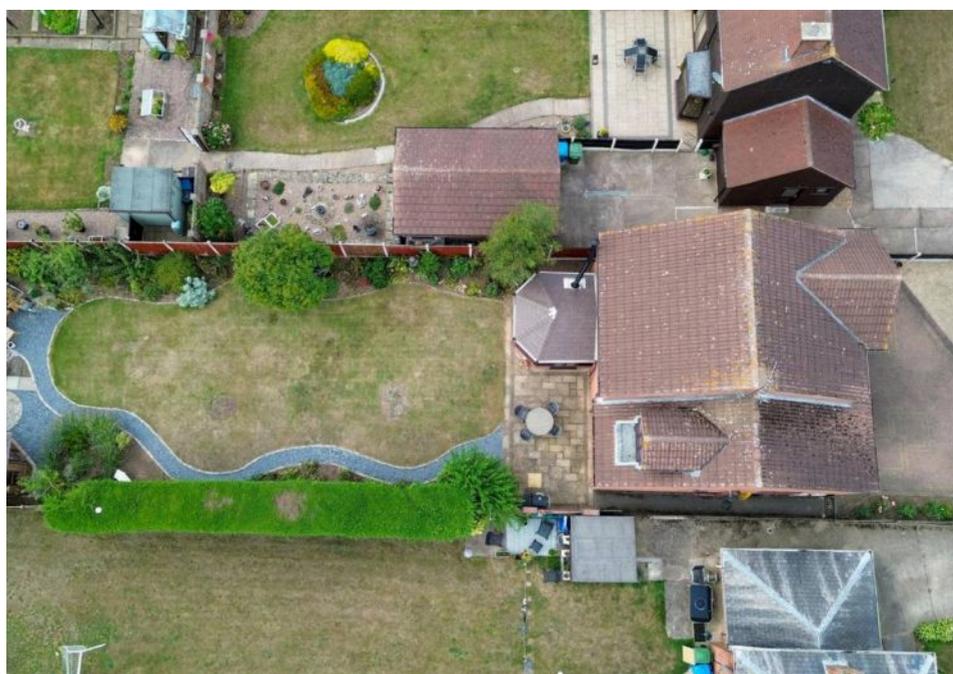
Beautifully presented and deceptively spacious four-bedroom detached family home in the sought-after location of Carlton in Lindrick. Close to local amenities including doctors, schools, shops, bus routes, libraries and parks, this superb property is ideal for families looking for both comfort and convenience.

The home offers four generous bedrooms – the master with en-suite and the second with a walk-in wardrobe – along with beautiful lounge, separate spacious dining room, stylish breakfast kitchen, utility room, downstairs WC with wet room, and a sunroom with garden views and log burner. Outside, there is a large private rear garden with patio, lawn, stocked borders, a summer house and traditional wood framed greenhouse. The gated front driveway provides secure parking for several vehicles and access to the integral garage with electric roller door.



Council Tax band: D

Tenure: Freehold





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



Hallway

The property opens into a welcoming entrance hall with luxury vinyl tile flooring and staircase to the first floor, giving access to the kitchen, dining room, living room and downstairs WC with wet room.

Breakfast Kitchen

The breakfast kitchen offers a range of wall and base units, gas oven with extractor, breakfast bar, tiled flooring and a front-facing window, with the boiler neatly housed here. A separate utility provides further storage and space for appliances.

Utility Room

A separate utility provides further storage and space for appliances. with side facing window and plumbing facilities for washing machine. Further range of matched base and wall units.

Wet Room & WC

A downstairs WC leads through to a modern wet room with full tiling, electric shower, vanity sink, extractor and spotlights.

Dining Room

The dining room is spacious enough for a large family table seating around 12 which overlooks the beautiful rear garden.

Living Room

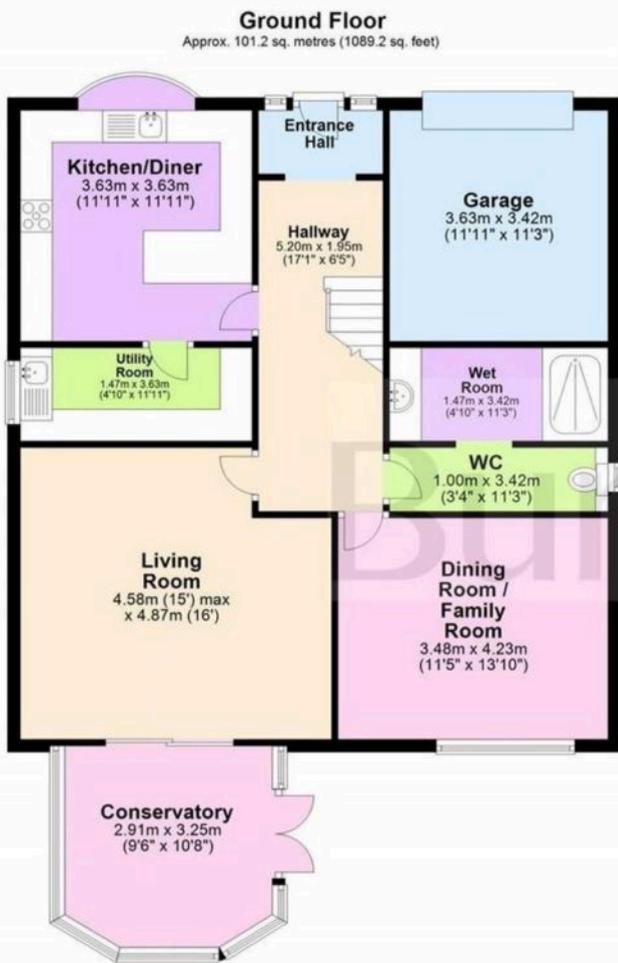
A generous living room features wooden flooring an electric fire with marble surround, patio doors opening into the sun room.





GARDEN

The rear garden is private and extensive, with patio, lawn, mature borders, a traditional greenhouse and a large summer house/storage. To the front, secure electric gates open onto a block paved driveway with parking for several cars and access to the integral garage with electric roller door.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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