

Carlton Gardens, Orchard Lane, Great Glen

£1,000,000

An exceptional six-bedroom detached home in Great Glen offering over 3,000 sqft of versatile living, stunning gardens, a loft entertainment room and a double garage.



0116 271 3333





Entrance Hall

With a door to the front elevation, bamboo flooring, stairs to the first floor landing, under-stairs storage, radiator.

Drawing Room 25' 5" x 13' 10" (7.74m x 4.22m)

With a double-glazed bay window to the front elevation, double-glazed French doors to the rear elevation, an original brickwork standalone fireplace, oak flooring, three radiators.

Dining Room 14' 6" x 10' 8" (4.43m x 3.26m)

With a double-glazed window to the rear elevation, oak flooring, radiator.

Kitchen 17' 5" x 13' 9" (5.32m x 4.20m)

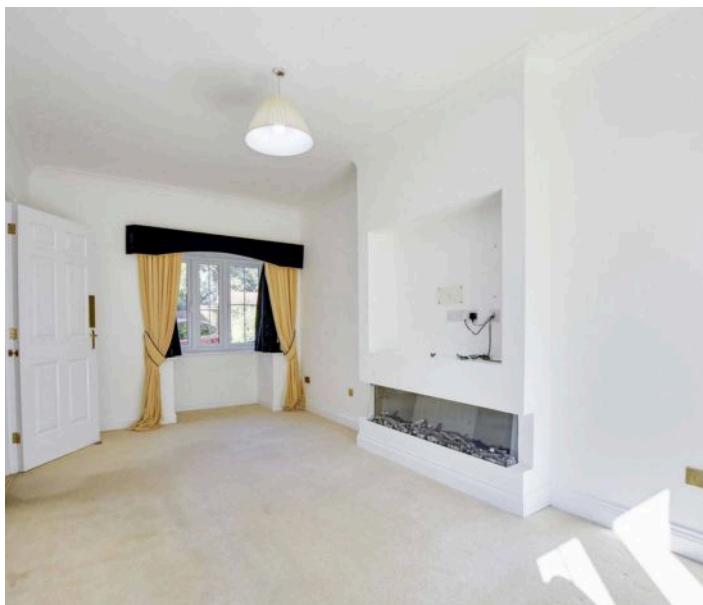
With a double-glazed window to the rear elevation, a double-glazed window and door to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, dishwasher, free-standing cooker, extractor fan, radiator.

Utility Room 8' 4" x 7' 0" (2.54m x 2.13m)

With a double-glazed door to the side elevation, tiled splashbacks, a sink and drainer unit with a range of wall and base units with work surfaces over, a boiler, space and plumbing for a washing machine and tumble dryer, radiator.

Downstairs WC 7' 0" x 3' 10" (2.14m x 1.17m)

With a double-glazed window to the side elevation, bamboo flooring, WC, wash hand basin, part tiled walls, radiator.





Reception Room 17' 11" x 9' 4" (5.46m x 2.85m)

With a double-glazed bay window to the front elevation, double-glazed French doors to the rear elevation, an electric fire, carpet flooring, a radiator.

First Floor Landing

With a double-glazed window to the front elevation, stairs to the second floor, storage cupboard, radiator.

Bedroom One 17' 10" x 18' 0" (5.44m x 5.49m)

With two double-glazed windows to the side elevation, a double-glazed window to the opposite side elevation, carpet flooring, two radiators.

Walk-in Wardrobe 9' 9" x 4' 9" (2.97m x 1.44m)

With a double-glazed window to the side elevation, carpet flooring, fitted wardrobes, radiator.

En-Suite 10' 10" x 9' 9" (3.31m x 2.97m)

With a double-glazed window to the side elevation, WC, wash hand basin with storage, walk-in shower cubicle, bamboo flooring, partly tiled walls, heated towel rail.

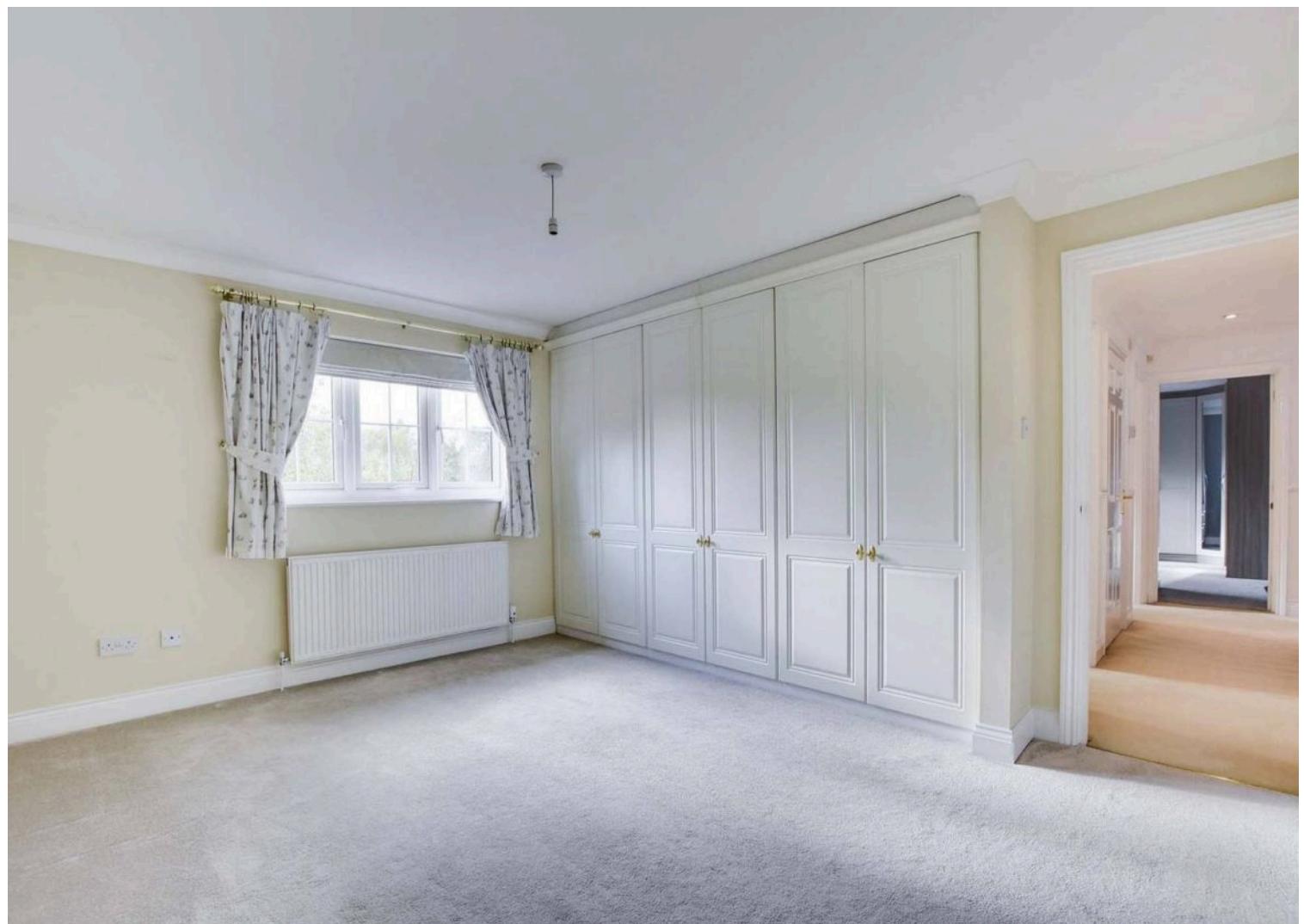
Bedroom Two 14' 6" x 11' 8" (4.43m x 3.55m)

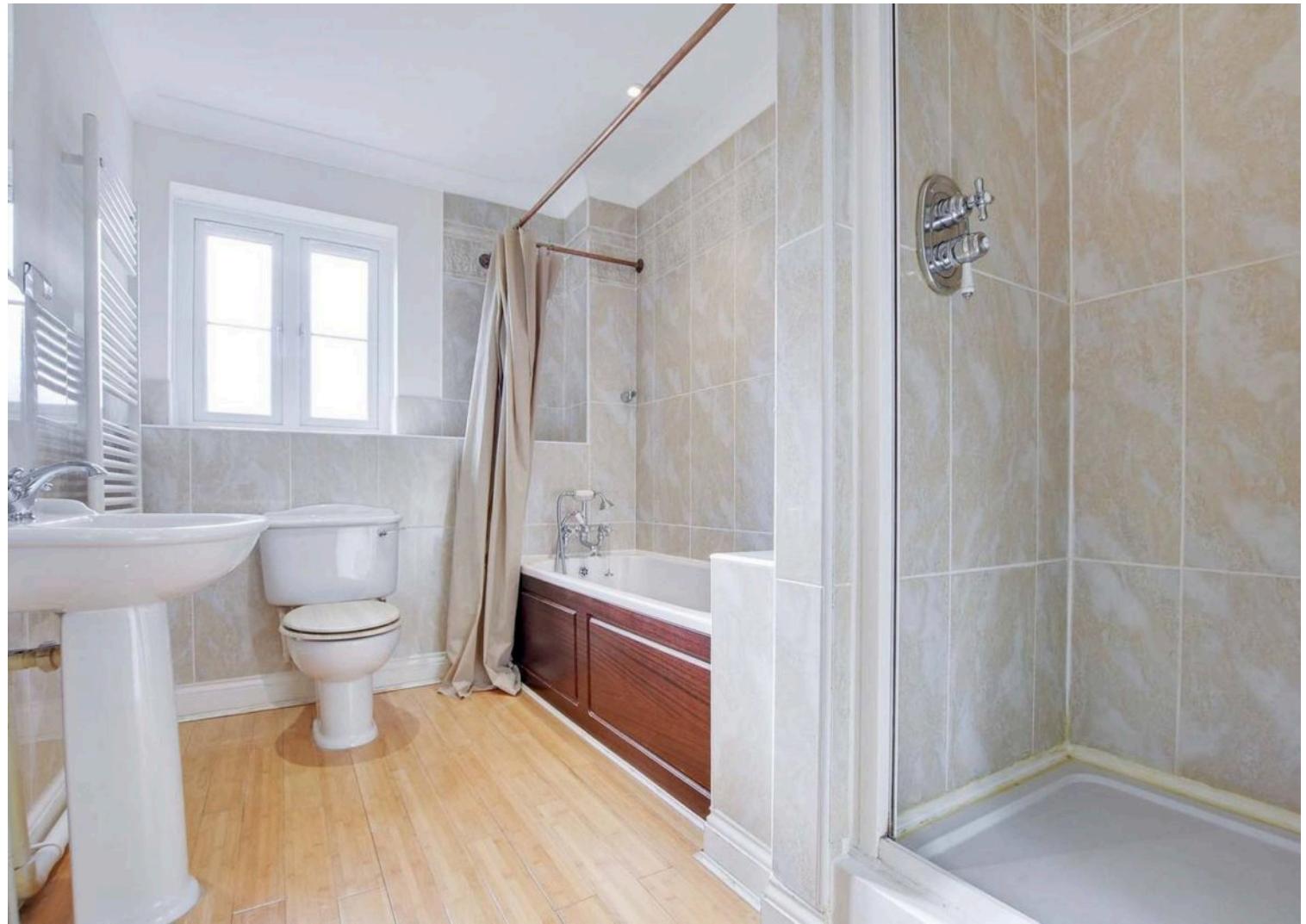
With a double-glazed window to the rear elevation, carpet flooring, fitted wardrobes, radiator.

En-Suite 11' 7" x 4' 10" (3.53m x 1.48m)

With a double-glazed window to the side elevation, bamboo flooring, a walk-in shower cubicle, WC, wash hand basin, partly tiled walls, radiator.









Bedroom Three 14' 4" x 10' 10" (4.37m x 3.29m)

With a double-glazed window to the rear elevation, carpet flooring, fitted wardrobes, a fitted desk, radiator.

Bedroom Four 13' 11" x 10' 8" (4.24m x 3.26m)

With a double-glazed window to the front elevation, carpet flooring, radiator.

Bedroom Five 11' 8" x 10' 7" (3.55m x 3.22m)

With a double-glazed window to the side elevation, carpet flooring, radiator.

Bedroom Six 7' 5" x 8' 0" (2.27m x 2.43m)

With a double-glazed window to the rear elevation, carpet flooring, radiator.

Family Bathroom 9' 3" x 6' 9" (2.83m x 2.06m)

With a double-glazed window to the rear elevation, bamboo flooring, bath, walk-in shower, wash hand basin, WC, partly tiled walls, heated towel rail.

Second Floor Landing

Loft Room/Recreational Room 39' 6" x 19' 7" (12.03m x 5.98m)

(part restricted head height) With two double-glazed windows to the side elevation, two double-glazed windows to the opposite side elevation, four triangular-shaped windows to the rear, oak flooring, four radiators.

Storage Cupboard 27' 5" x 9' 9" (8.36m x 2.97m)

With a low-height ceiling and laminate flooring.

Rear Garden

With a patio seating area, extensive lawns to the rear and side, a brick-built storage shed, an individually built BBQ/bar/outside kitchen area with power and lighting.

Front Garden

With a large driveway and walled frontage providing ample parking.

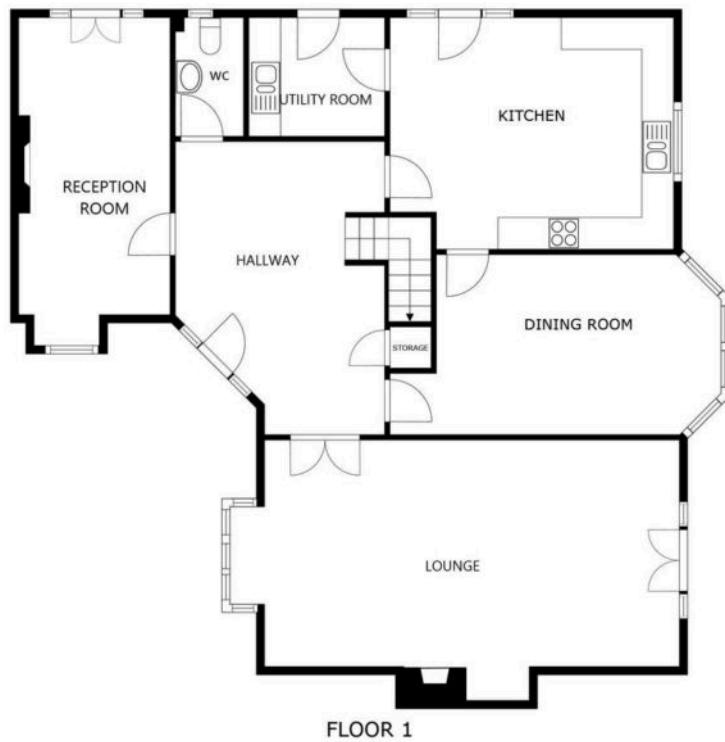
Driveway 4 vehicles

Brick driveway with space for approx 4 vehicles.

Double Garage 2 vehicles

With two single electric garage doors to the front elevation.

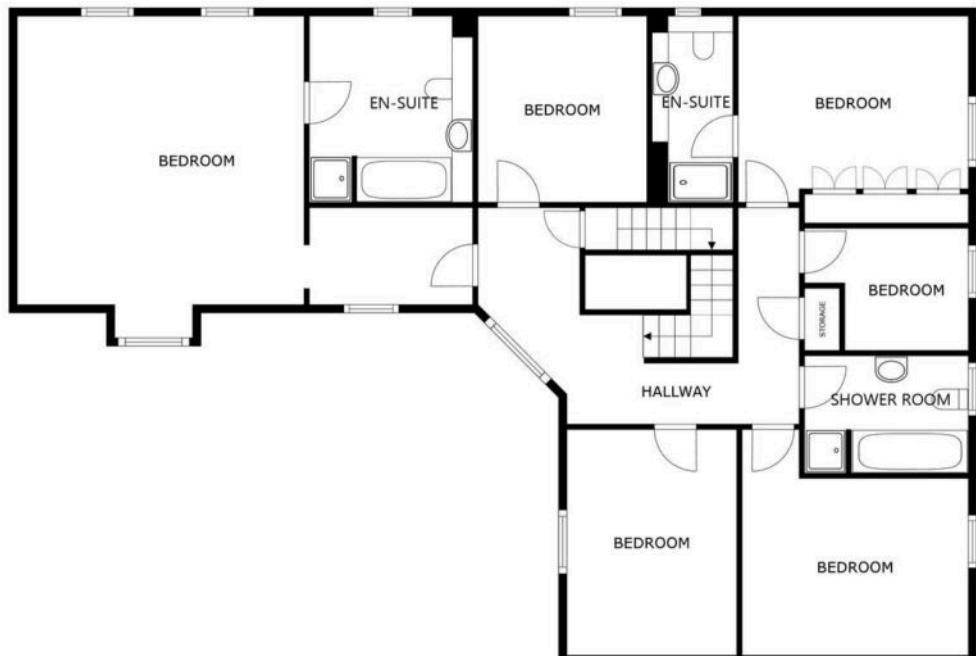
Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

 Matterport®

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

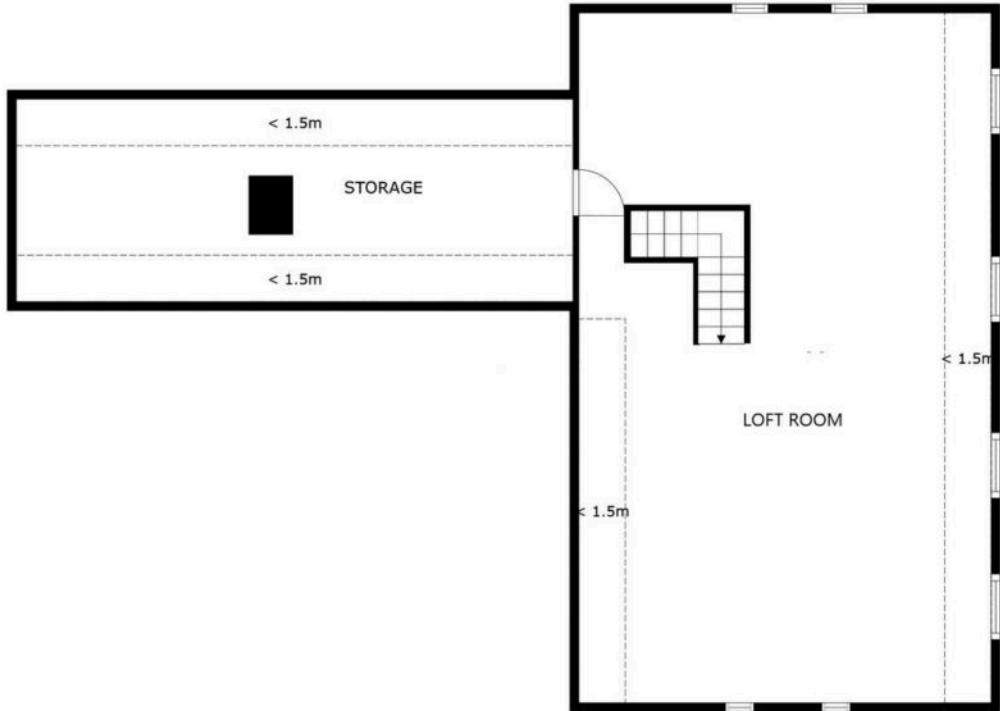


FLOOR 2

 Matterport®

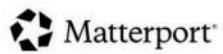
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is ideally situated within easy reach of everyday amenities either in Great Glen village itself or nearby Oadby Town Centre and Market Harborough to the south. Popular local schooling can be found within Great Glen, including St. Cuthbert's Primary School and Leicester Grammar School. Leicestershire's rolling countryside and nearby bus links nearby running to and from Leicester City Centre are also within reach.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.