

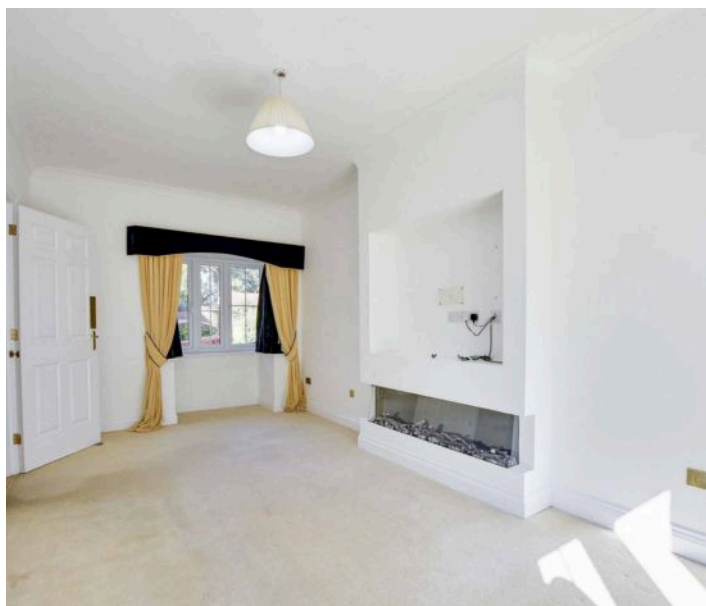
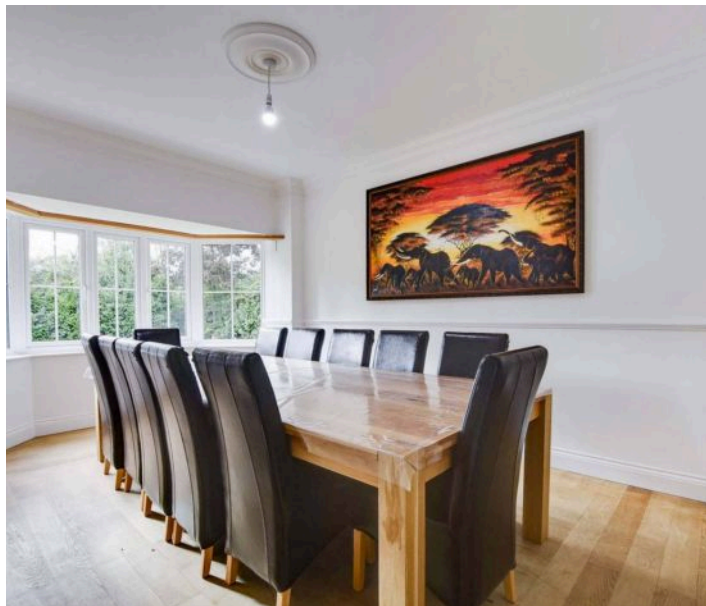
## Carlton Gardens, Orchard Lane, Great Glen

£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.







#### **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)

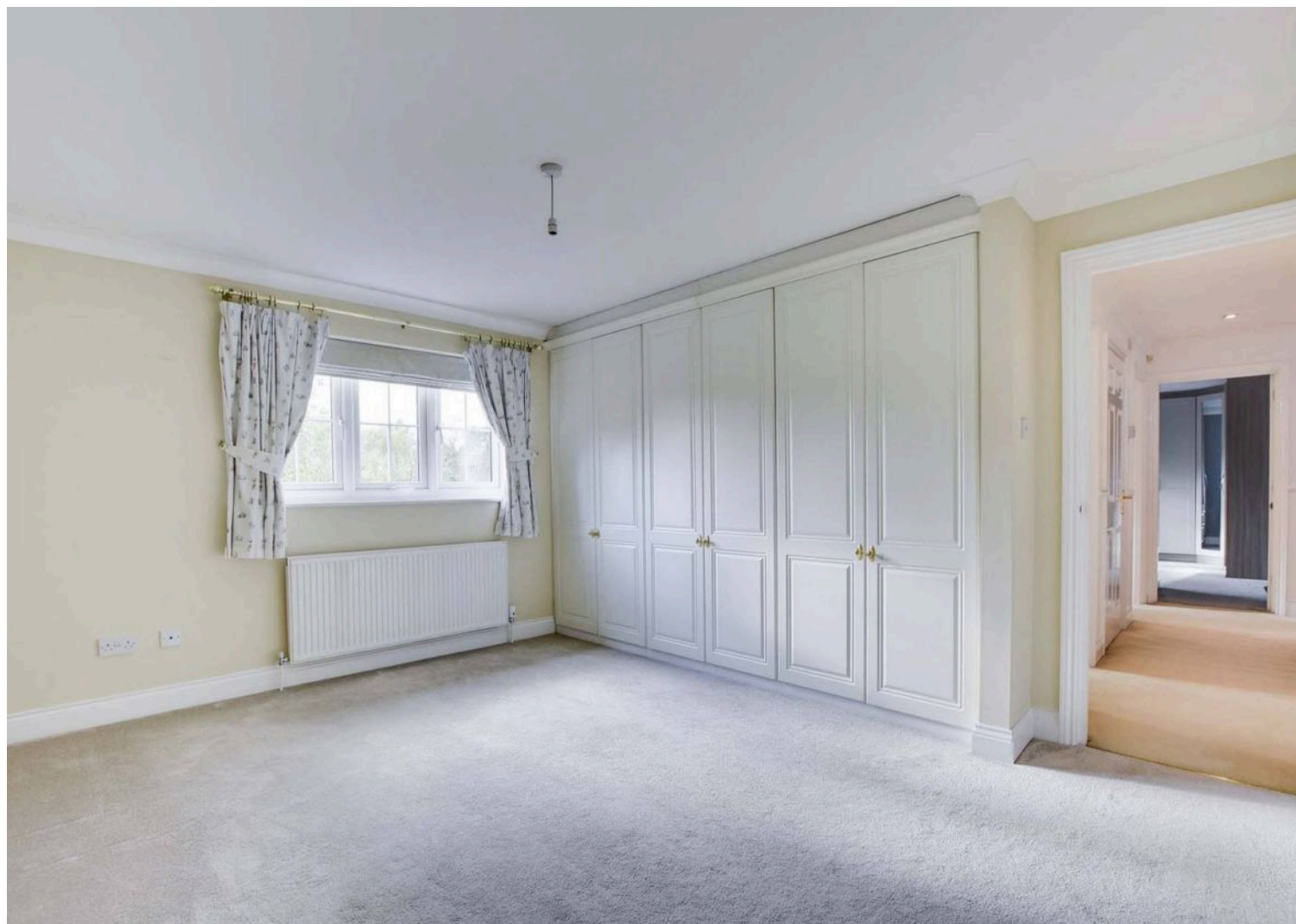
With a double-glazed window to the rear elevation, carpet flooring, fitted wardrobes, radiator.

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

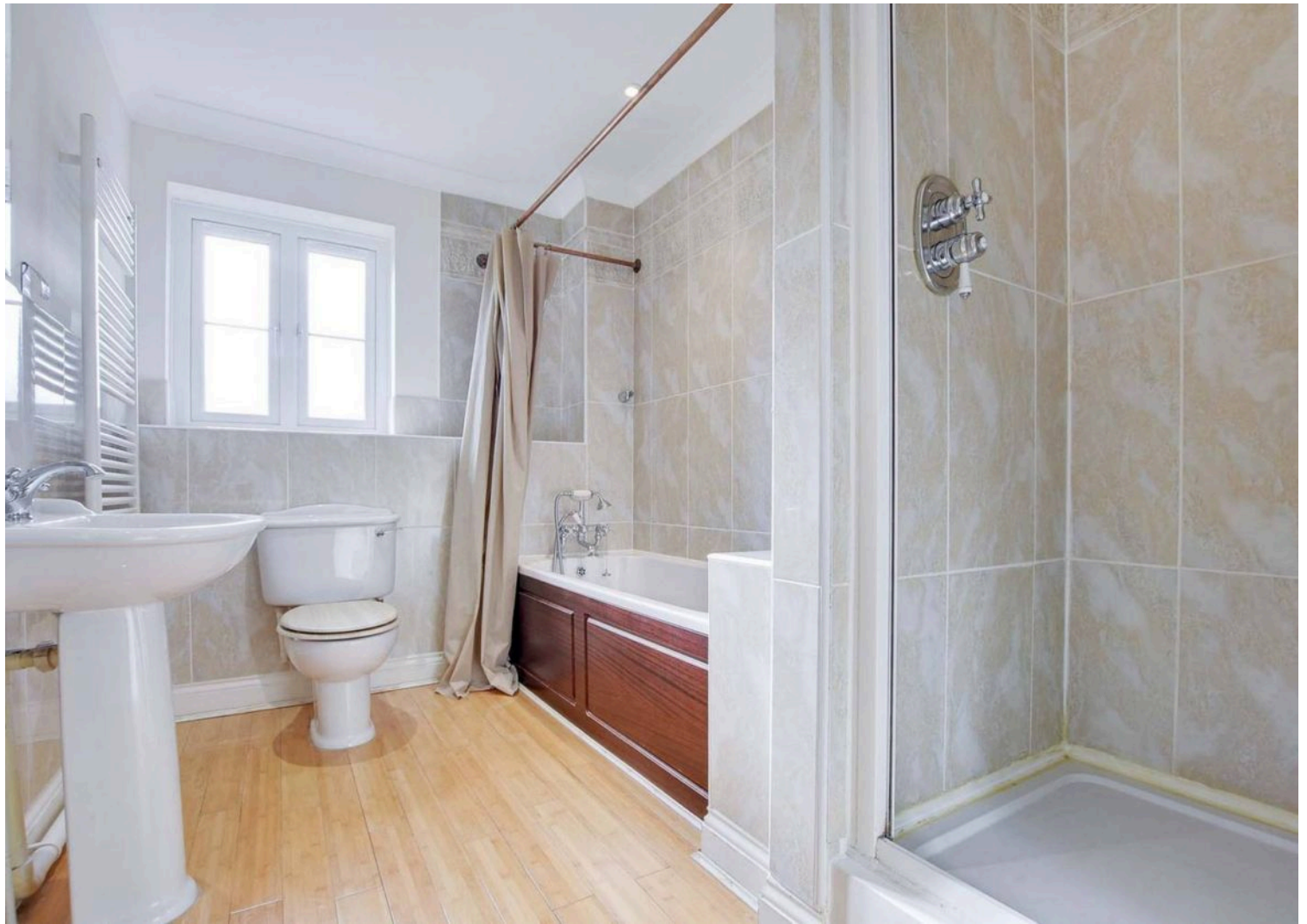
With a double-glazed window to the side elevation, bamboo flooring, a walk-in shower cubicle, WC, wash hand basin, partly tiled walls, radiator.















**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

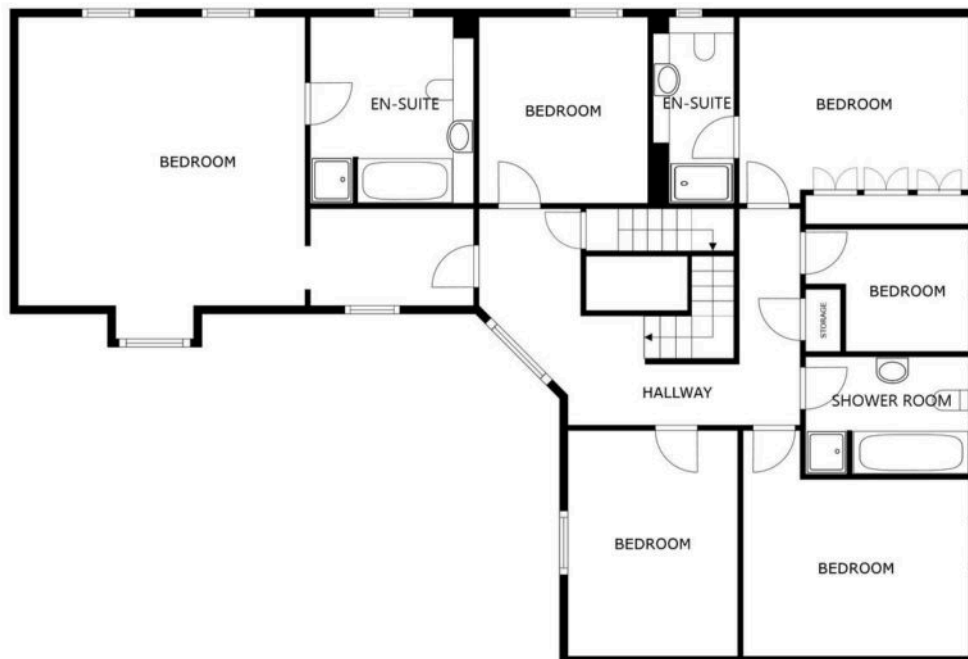
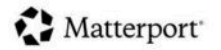
With two single electric garage doors to the front elevation.

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.



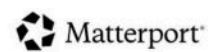
FLOOR 1

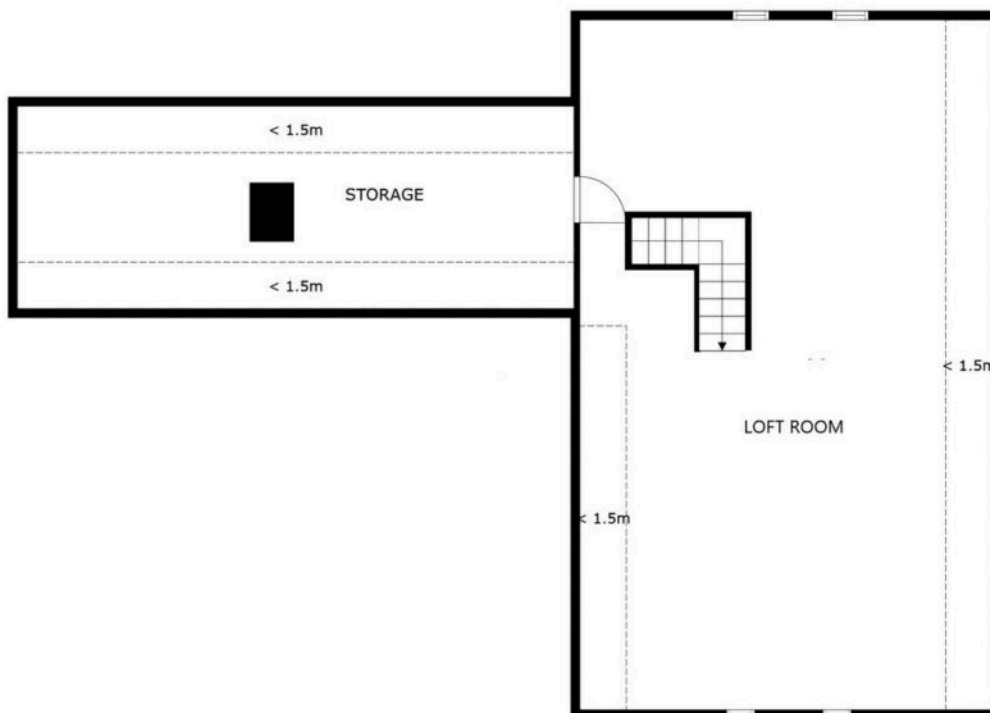
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

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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

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