



**HENDERSON
CONNELLAN**
ESTATE AGENTS

26 East Carlton Park, Market Harborough, LE16 8YD

£650,000

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"A Fine Country Setting"

This individual house occupies a prime, substantial plot overlooking the East Carlton country park and historic hall. This home exudes quality throughout combined with beautifully presented, well balanced accommodation which has been extended and redesigned to offer an excellent family living space. The accommodation comprises reception hall, study, boot room, ground floor shower room, utility area, large kitchen/dining room and living room. Upstairs there is a family bathroom and four double bedrooms with the master benefitting from a shower room en-suite. Outside there is a block paved driveway and front lawn, while the rear garden offers a good degree of privacy. A stunning home situated within an aspirational setting.

Description:

Attractively positioned within East Carlton Park, this semi detached property has been substantially extended to the side and rear elevations, it has also been redesigned and updated over recent years to now provide a free flowing modern interior with some lovely interior fittings.

Positioned overlooking East Carlton Country Park, you can watch the seasons unfold in this idyllic setting.

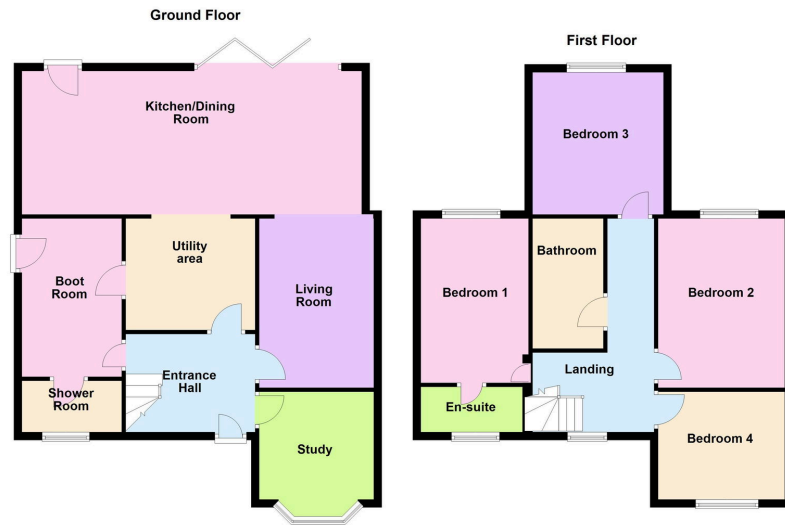
The accommodation comprises reception hall with stairs rising to the first floor landing, luxury vinyl tiled flooring extends throughout the ground floor, oak internal doors lead to the understairs storage cupboard, study, utility area and living room. The study faces onto the park through a bay window and features a cassette style wood burning stove. The living room connects to the open plan kitchen/dining room and features a modern wood burning stove. The kitchen/dining room measures 28' approx in length and features bifold doors which open onto the rear garden. This room enjoys contemporary styled radiators and recessed ceiling lights. There is a modern range of wall and base level units with a twin enamel sink set within quartz work surfaces with upstands. There are two eye line single ovens, microwave oven, induction hob, extractor hood and an integrated dishwasher. The utility area is an extension to the kitchen and provides extra built in storage and there is space for an American style fridge freezer. The boot room allows doors access to the exterior side elevation. There is a fitted base units with a sink, plumbing and space for for a washing machine and tumble dryer. There is plenty of space for shoes and cloaks. The ground floor shower room includes a shower enclosure, WC and a wash hand basin with ceramic tiled wall surrounds.

From the first floor landing there is a family bathroom which includes a side panel bath, separate shower enclosure, WC and a wash hand basin with ceramic tiled wall surrounds. There are four double sized bedrooms with the master benefitting from a shower room en-suite.

Outside:

The frontage is laid to lawn and there is a block paved driveway providing off road parking. The rear garden is a generous sized in is mainly laid to lawn with planted borders. There are some raised vegetable beds and potting shed towards the rear of the garden while nearer the property there is a timber deck and an extensive paved patio area which is retained by railway sleepers. The rear garden faces south/east.





- Living Room 4.14m x 3.05m (13'7" x 10'0")
- Kitchen/Diner 8.48m x 3.66m (27'10" x 12'0")
- Study 3.28m x 2.69m (10'9" x 8'10")
- Shower Room 2.62m x 1.35m (8'7" x 4'5")
- Bedroom One 4.04m x 2.64m (13'3" x 8'8")
- En-Suite 2.64m x 1.32m (8'8" x 4'4")
- Bedroom Two 4.24m x 3.3m (13'11" x 10'10")
- Bedroom Three 3.43m x 3.07m (11'3" x 10'1")
- Bedroom Four 3.33m x 2.67m (10'11" x 8'9")
- Bathroom 3.4m x 1.68m (11'2" x 5'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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