



17 The Gardens, East Carlton, Market Harborough, Leicestershire, LE16 8YG



## Offers in excess of £625,000

Stuart Charles are delighted to offer for sale this fully modernised executive detached home located in the picturesque village of East Carlton Park with NO CHAIN. Having been renovated by the current owners to a high standard to an early viewing is recommended to avoid missing out on this unique home. The accommodation on offer comprises to the ground floor of an entrance hall, guest W.C, large kitchen/breakfast room, a large L shaped lounge/diner and a sun room/conservatory with views over the garden. To the first floor are three double bedrooms and a modern fitted three piece family bathroom, the master bedroom benefits from a walk in dressing area and three piece en-suite which was originally bedroom four. Outside to the front is a large block paved driveway that provides off road parking for multiple vehicles and leads to a detached double garage. To one side of the home is a private courtyard and to the other is storage area that has space for a timber shed, to the rear a large patio area leads onto two separate decking areas and out onto a beautiful large laid lawned garden that leads to a recently built garden studio and pagoda at the bottom of the garden. The garden is enclosed by the boundary wall of the country park and timber fencing to all sides. The garden studio also has the potential to be used as a fourth bedroom and is available subject to offer, perfect for any looking for an annex. Call now to view!!

- FULLY RENOVATED AND MODERNISED TO INCLUDE NEW WINDOWS • LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM WITH ISLAND UNIT FITTED JAN 2022
- LARGE L SHAPED LOUNGE DINER LEADS TO A CONSERVATORY/SUN ROOM
- THREE DOUBLE BEDROOMS WITH BEDROOM FOUR BEING CONVERTED INTO A DRESSING AREA AND EN-SUITE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES LEADING TO A DETACHED DOUBLE GARAGE
- NEWLY BUILT GARDEN STUDIO WITH WIFI AND AIR CONDITIONING THAT CAN ALSO BE USED AS A FOURTH BEDROOM IS AVAILABLE SUBJECT TO OFFER
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE
- PRIVATE COURTYARD AND A LARGER THAN AVERAGE GARDEN PLOT

### Entrance Hall

Entered via a composite door, radiator, double glazed window to front elevation, stairs rising to first floor landing with under stairs storage, Oak doors to:

### Guest W.C

6'8 x 2'8 (2.03m x 0.81m)

Fitted to comprise a two piece white suite consisting of low level pedestal, a low level wash hand basin with vanity unit, chrome towel radiator, complimentary tiling and double glazed window to the front elevation.

### Kitchen/Breakfast Room

22'8 x 12'0 (6.91m x 3.66m)

This Stunning full length room is fitted to comprise a range of base and eye level units with Granite

worktops featuring a one and a half bowl sink, electric hob with extractor, double electric oven, space for free standing American fridge/freezer, space for automatic washing machine, space for dishwasher, Island unit with Granite worktops and breakfast bar, twin wall mounted radiators, Karndean flooring, ceiling spotlights, double glazed window to front elevation, double glazed patio door to rear elevation, twin Oak doors to:

### Lounge

22'9 x 19'7 (6.93m x 5.97m)

This L shaped room features a gas fire with an Oak fireplace beam, tv point, telephone point, two radiators, double glazed window to front and rear, double glazed patio doors to rear,







### Sun Room/Conservatory

20'3 x 8'6 (6.17m x 2.59m)

This multi purpose room offers stunning views over the garden and features a double glazed windows to the side and rear, twin opening patio doors, radiators, ceiling spotlights.

### First Floor Landing

Loft access, airing cupboard with combi boiler, Oak doors to:

### Bedroom One

12'0 x 10'9 (3.66m x 3.28m)

Double glazed window to front and rear elevation, radiator, built in triple wardrobes, tv point, telephone point.

### Dressing Area

7'0 x 5'1 (2.13m x 1.55m)

Double glazed window to rear elevation, radiator, large built in quadruple wardrobes, door to:





### En-Suite

7'3 x 7'0 (2.21m x 2.13m)

Fitted to comprise a three piece suite consisting of a walk in mains feed double shower, low level pedestal, low level wash hand basin, chrome towel radiator, ceiling spotlights, double glazed window to rear elevation.

### Bedroom Two

12'0 x 10'9 (3.66m x 3.28m)

Double glazed window to side and rear, radiator, double wardrobe.

### Bedroom Four

14'7 x 11'9 (4.45m x 3.58m)

Double glazed window to front, radiator.

### Bathroom

7'1 x 6'9 (2.16m x 2.06m)

Fitted to comprise a three piece white suite consisting of a white panel bath with mains feed waterfall shower over, low level pedestal, low level wash hand basin with vanity unit, chrome towel radiator, extractor fan, ceiling spotlights, double glazed window to front elevation.







## Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and leads to detached double garage, to the sides of the drive are several established shrubs and flower beds

Double Garage 18'1 x 15'4 : Double up and over door, power and light connected, window and pedestrian door to courtyard.

Courtyard: Laid with Indian sandstone, enclosed by East Carlton boundary wall gated access to driveway.

Side: A large hardstanding area provides space for bins, a timber shed and has gated access to the front.

Rear: A patio areas leads to two decking area's that feature two powder aluminium pagodas ( that can be included subject to adequate offers) and onto a large laid lawn that is enclosed by East Carlton Boundary wall and timber fencing. The garden features several mature planting and shrub area's with a further greenhouse, vegetable plot, covered pagoda and a newly built garden studio.

## Garden Studio

16'0 x 8'0 (4.88m x 2.44m)







Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



This individually built room offers a wide range of uses to include a studio, family room, home office and many more. The studio is fully fitted with Wi-Fi, an air source heat pump

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	