



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 10 The Gardens, East Carlton, Market Harborough, LE16 8YG

£590,000

🛏 4 🚿 2 🚗 2



## "Beautifully Reimagined"

Refurbished during 2025 to an exacting standard, this impressive detached home occupies a generous plot within the former walled kitchen garden of East Carlton Hall. Inside, the accommodation has been thoughtfully designed to provide both style and practicality, with a welcoming reception hall leading into the heart of the home, the airy open-plan kitchen/dining/family room. The dual aspect living room features a wood-burning stove creating an inviting focal point. There is a useful side hall leading through to the utility room and WC. Upstairs, there are four well-proportioned bedrooms, including a stylish principal bedroom with en-suite facilities, together with a contemporary family shower room. The property enjoys a good-sized frontage providing generous off-road parking, car port and single garage, while to the rear a beautifully landscaped garden is enclosed by an imposing high red brick Victorian wall.

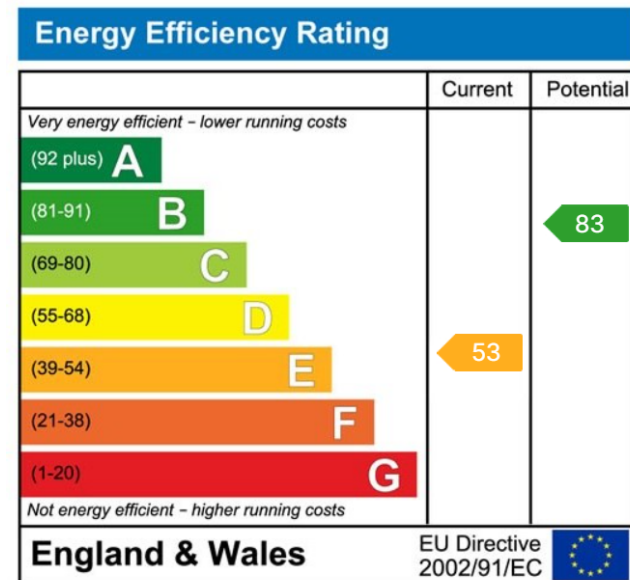
### Description:

This stunning turnkey property is being offered for sale with a beautiful interior and is well situated in The Gardens which backs onto East Carlton Country Park. The exceptional accommodation comprises reception hall with stairs rising to the first floor landing, a herringbone designed Luxury Vinyl Tiled floor extends through to the kitchen/family/dining room. Being bright airy and open plan the family/dining area features two pairs of French doors which open onto the rear garden and raised tiled terrace patio. The room sweeps around into the impressive kitchen area which is fitted with a Shaker style range of wall and base level units with quartz work surfaces with wall upstands incorporating a sink with drainer and Quooker boiling hot water tap. There is a built in range of appliances including an integrated full height fridge and a full height freezer, dishwasher, five ring gas hob with extractor hood and an AEG fan assisted oven and a combination microwave and warming drawer. An inner hall connects the car port to the rear garden and features a herringbone LVT floor. There is pedestrian access to the garage and also the fitted utility room/WC which offers fitted units with work surfaces incorporating a sink with drainer and mixer tap. There is also space and plumbing for a washing machine and tumble dryer. Throughout the ground floor the property also features contemporary styled column radiators. The living room is dual aspect, spacious, and features an exposed brick fire place with oak mantel with a slate hearth which upon stands a modern multi fuel burning stove. From the first floor landing there is a family shower room which includes a stylish walk-in shower, WC and a wash hand basin set within a vanity storage unit, herringbone LVT flooring and timber grained effect wall boards. There are four well proportioned bedrooms which are all tastefully styled while the main bedroom benefits from a stunning bathroom en-suite including a flush floor mounted bath with shower and screen, there is a wall floating WC/bidet with remote and a winged wash hand basin with stylish vanity storage. The suite is complemented by ceramic patterned tiles contrasting with the timber grained tiles matching the family shower room. The property comes with a security alarm. TV points can be found in the kitchen/family room, living room, main bedroom and two further bedrooms. There is access to the part board loft via a quality fold down ladder. The loft space offers electricity and light. The property also benefits from electric blinds throughout. The property benefits from modern in-frame uPVC double glazed windows and smart composite doors. The roof has also been professionally cleaned and treated to prevent moss build up.





- Living Room - 6.73m x 3.28m (22'1" x 10'9")
- Family/Dining Area - 6.2m x 2.74m (20'4" x 9'0")
- Kitchen Area - 3.78m x 3.56m (12'5" x 11'8")
- Utility/WC - 2.51m x 1.83m (8'3" x 6'0")
- Bedroom One - 3.35m x 4.5m (11'0" x 14'9")
- Ensuite - 2.9m x 2.84m (9'6" x 9'4") max
- Bedroom Two - 3.84m x 2.9m (12'7" x 9'6") max
- Bedroom Three - 3.17m x 2.84m (10'5" x 9'4")
- Bedroom Four - 4.14m x 2.13m (13'7" x 7'0")
- Shower Room - 2.03m x 1.85m (6'8" x 6'1")



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.

10 Spencer Court, Corby,  
Northamptonshire, NN17 1NU

