

## 28 Church Lane, East Carlton, LE16 8YA



**£1,100 Per Month**

Nestled in the charming village of East Carlton, Market Harborough, this delightful period stone-built cottage offers a perfect blend of rustic charm and modern comfort. With its picturesque location, the property boasts stunning open views that create a serene and tranquil atmosphere.

The cottage features two spacious reception rooms, providing ample space for relaxation and entertaining. The well-presented interior is both inviting and stylish, ensuring that you feel at home from the moment you step inside. The two double bedrooms are generously sized, offering comfortable accommodation for residents or guests alike.

Completing this lovely home is a well-appointed bathroom, designed for both functionality and comfort. The property is available for occupancy at the beginning of February 2025, making it an excellent opportunity for those looking to settle into a new home in the new year.

This charming cottage is perfect for anyone who appreciates the beauty of country living while still being within easy reach of local amenities. Don't miss the chance to make this enchanting property your own.

*Service without compromise*

## Entrance Hall

Accessed via oak front door with opaque glass panel. Quarry tiled flooring. Stripped timber doors to rooms.

## Cloakroom/WC

Two double glazed windows to the front elevation. Wash hand basin and low level WC. Base cupboard with space and plumbing for washing machine and tumble dryer. Further wall unit housing oil fired central heating boiler. Radiator. Quarry tiled flooring.

## Lounge Area 17'4" max x 12'5" (5.28m max x 3.78m)

Double glazed window to the rear aspect. Cast iron woodburning stove. Fitted base units and shelving. Exposed timber flooring. Television point. Radiator. Stairs rising to the first floor with under stairs cloaks/storage cupboard. Door leading outside and opening through to:-

## Lounge (Photo 2)

## Dining Area 12'1" x 8'1" (3.68m x 2.46m)

Double glazed window to the rear aspect. Radiator. Exposed wooden flooring. Fitted shelving.

## Kitchen/Breakfast Room 12'6" x 8'11" (3.81m x 2.72m)

Range of fitted base and wall units. Solid timber work surfaces and breakfast bar with matching splash backs and moulded drainer. Fitted oven and four ring electric hob with complementary tiled splash back. Fitted automatic dishwasher. Space and point for upright fridge/freezer. Butler sink. Radiator. Quarry tiled flooring. Double glazed window to the front aspect.

## First Floor Landing

Double glazed window to the rear aspect. Access to loft space. Stripped timber doors to rooms.

## Bedroom One 11'4" x 8'9" (3.45m x 2.67m)

Double glazed window with distant views over open countryside to the front. Feature period cast iron open fire and surround. Spacious walk in wardrobe. Television point. Fitted shelving. Radiator.

## Open View

## Bedroom Two 12'4" x 8'7" (3.76m x 2.62m)

Double glazed window with views over paddock land to the rear. Feature cast iron period open fireplace and surround. Radiator. Open shelving.

## Bathroom 9'0" x 8'4" (2.74m x 2.54m)

Panelled bath with mains operated 'Rain' shower fitment. Wash hand basin. Low level WC. Fitted linen cupboard with slatted shelving and louvre door. Complementary tiling. Radiator. Tile effect vinyl flooring. Opaque double glazed window.

## Outside

The front of the property is approached via a shared driveway leading to a gravelled forecourt providing parking for two cars. There is gravelled side gated pedestrian access to the rear garden.

Directly to the rear of the house is a timber floored patio area. There is a good sized lawn with wooden sleepers retaining and steps up. There is a timber garden store and oil tank. The rear garden is South facing and adjoins open paddocks.

## View To Front

## Rear Of Property

## Additional Information

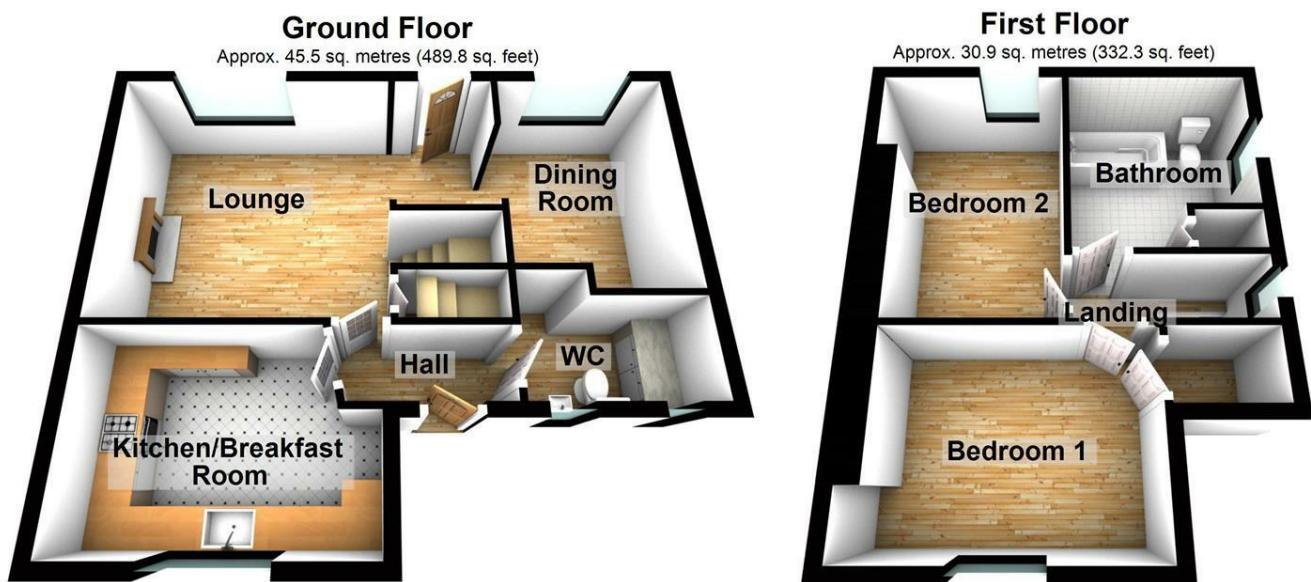
Council tax band C

Deposit based on rent of £1100 per calendar month of £1269

Holding deposit £253

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

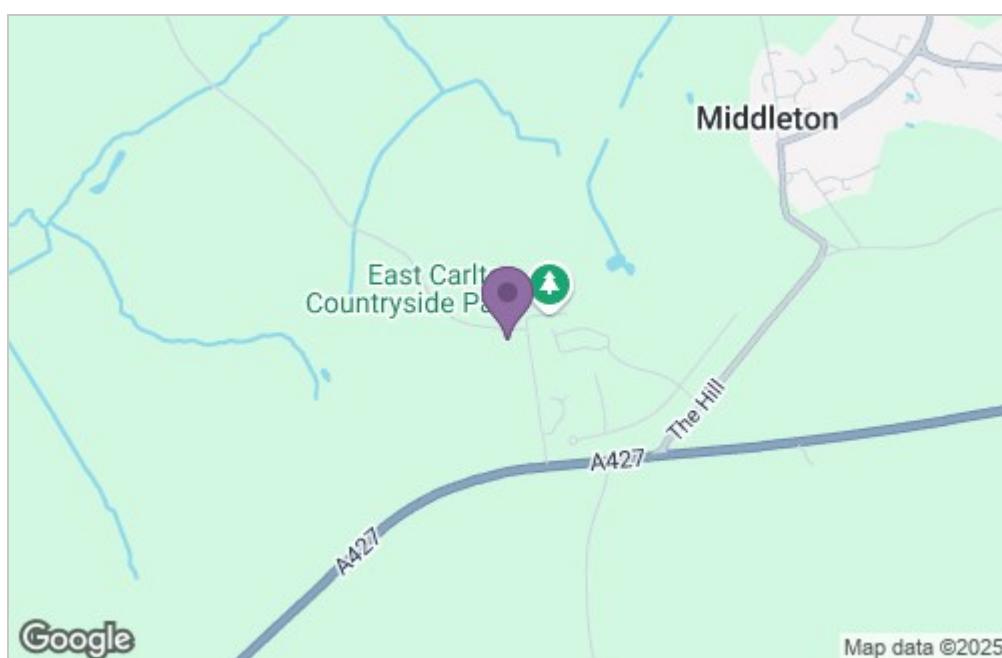
## Floor Plan



Total area: approx. 76.4 sq. metres (822.1 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

