

7 Home Close, Dingley, LE16 8QU



Offers Over £725,000

Situated on an extremely generous corner plot in the sought-after village of Dingley, this charming and extended four-bedroom family home offers approximately 2,200 sq ft of versatile living space. The property features a spacious open-plan kitchen/dining/family room, along with multiple reception rooms ideal for entertaining, relaxing, or home working.

There are four generous double bedrooms and three well-appointed bathrooms, perfectly suited to modern family living.

Externally, the property enjoys established gardens with attractive valley views, including a well-maintained vegetable patch and mature fruit trees. A further 27m x 22m parcel of land extends from the garden, offering excellent potential for a variety of uses.

Located just a short seven-minute drive from Market Harborough, the home combines peaceful village living with easy access to local amenities and transport links.

Service without compromise

Entrance Porch

Accessed via UPVC porch door having double glazed windows to front and side aspects. Doors to: Garage and hallway. Corridor leading through to: Side entry having a double glazed door and windows to side aspect.

Hallway 15'1 x 7'9 (4.60m x 2.36m)



Doors off to: Lounge, kitchen and cloakroom. Stairs rising to: First floor. UPVC double glazed window to stairwell overlooking front aspect. Under stairs cupboard. Engineered wooden flooring. Radiator.

Lounge 18'2 x 13'0 (5.54m x 3.96m)



UPVC double glazed window to front aspect. Oak tri-folding doors through to: Study. Feature wall lighting. Cast iron open fireplace with wooden surround and stone hearth. TV point. Telephone point. Radiator.

Study 13'0 x 10'9 (3.96m x 3.28m)



UPVC double glazed 'French' doors with full height double glazed side panels. UPVC double glazed picture window to side aspect. Engineered wooden flooring. Under floor heating.

Living/Dining/Kitchen 23'8 x 21'8 (7.21m x 6.60m)



Kitchen Area



Having a selection of fitted base and tall units with a 'Quartz' worktop over and an inset stainless steel sink with the addition of a large island/breakfast bar with

matching 'Quartz' worktop. The kitchen appliances include: mid level steam oven, single fan assisted electric oven, combi oven/microwave, warming drawer, induction hob, extractor, 2 x upper integral fridges, 2 x lower integrated freezers and a wine cooler. UPVC double glazed window to side aspect. Door through to: Utility room. LED spotlights. Engineered wooden flooring. Under floor heating.

Living Area



LED spotlights. Multi-fuel stove/burner. TV point. Engineered wooden flooring. Under floor heating.

Dining Area



UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed picture windows to rear aspect. Vaulted ceiling with 3 x 'Velux' windows and LED spotlights. Engineered wooden flooring. Under floor heating.

Utility Room 9'8 x 5'2 (2.95m x 1.57m)



Door out to: Side entry and rear garden. UPVC double glazed window to rear aspect. Built-in storage cupboard and built-in pantry cupboard. Space and plumbing for a freestanding washing machine with a further space for a dryer. Worktop over. Engineered wooden flooring. Radiator.

Cloakroom 9'2 x 7'10 (2.79m x 2.39m)



Comprising: Low level WC and wash hand basin over a fitted vanity unit with cupboard storage below. Opening through to: Boiler/plant cupboard housing floor standing oil fired boiler. Opening through to: Storage/coat cupboard. Internal window to side aspect. Tiled flooring.

First Floor Landing

Doors off to: Bedrooms, family bathroom and shower room. UPVC double glazed window to front aspect on stairwell. Loft hatch. Radiator.

Bedroom One 23'6 x 12'7 (7.16m x 3.84m)



UPVC double glazed window to rear aspect. A selection of fitted wardrobes and furniture. Loft hatch access. Radiator. Door through to: En-Suite.

En-Suite 6'7 x 6'3 (2.01m x 1.91m)



Comprising: Corner shower enclosure with aqua boarding, low level WC and wash hand basin within a fitted vanity unit with mirrored cabinet over. UPVC double glazed window to side aspect. LED spotlights. Heated towel rail. Varnished wooden floorboards.

Bedroom Two 13'11 x 11'9 (4.24m x 3.58m)



UPVC double glazed window to rear aspect. Ceiling fan. Radiator.

Bedroom Three 11'9 x 10'5 (3.58m x 3.18m)



UPVC double glazed window to rear aspect. Built-in double wardrobe with sliding doors. Radiator.

Bedroom Four 9'9 x 9'6 (2.97m x 2.90m)



UPVC double glazed window to front aspect. Radiator.

Family Bathroom 9'1 x 7'11 (2.77m x 2.41m)



Comprising: Bath, wash hand basin over a fitted vanity unit and a low level WC. UPVC double glazed window to front aspect. Wall tiling. Floor tiling. Shaver socket. Radiator.

Shower Room 6'2 x 2'11 (1.88m x 0.89m)

Comprising: Shower enclosure. UPVC double glazed window to front aspect. Vinyl flooring.

Outside



The property occupies a generous sized plot within a peaceful cul-de-sac location. There is a large gravelled driveway providing ample off road parking for multiple vehicles with double wooden gates providing further secure parking to the side of the property. A pedestrian gate allows access through to the rear garden. The West facing and extremely private garden has a paved patio, grass pathways, established borders with a variety of planting and a further secluded seating area.

Additional Plot 88'6" x 72'2" (27m x 22m)



Also included is a 27m x 22m parcel of green space, presently utilised as a garden/allotment, offering exciting potential for a range of future uses (subject to the necessary consents). The plot benefits from access via Home Close and gated access from Harborough Road.

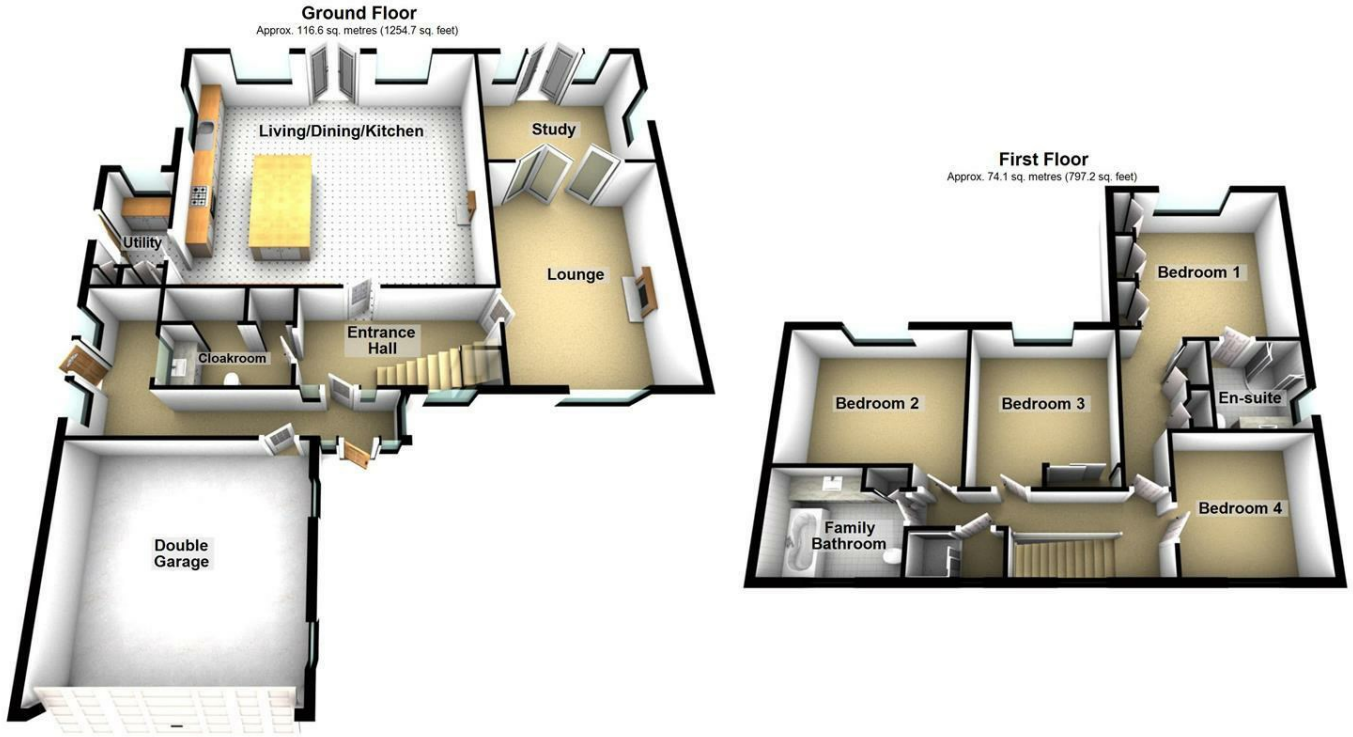
Garden Additional Photo's



Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

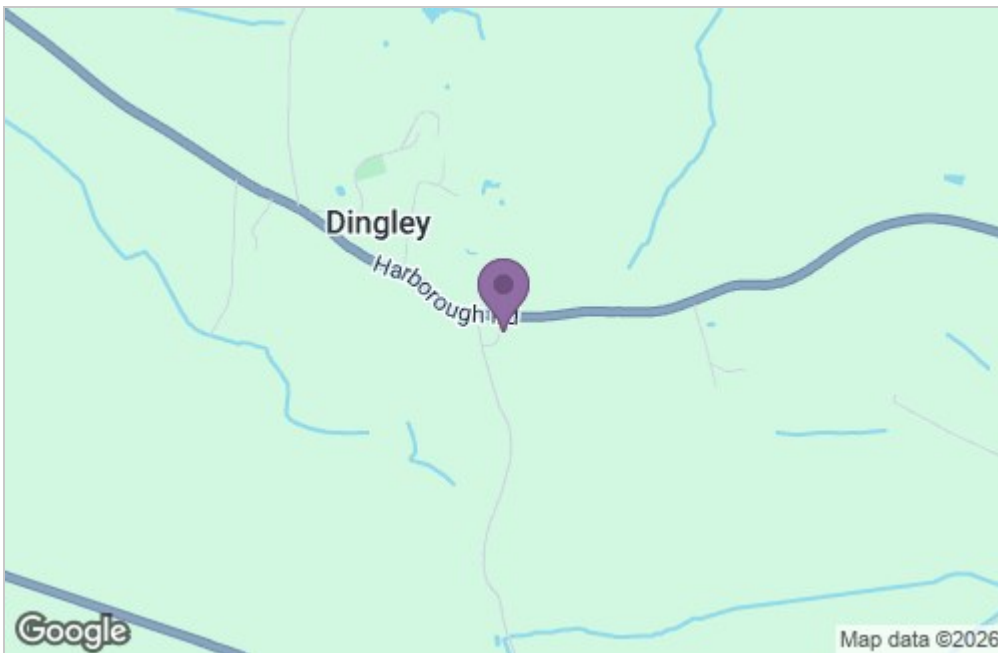
Floor Plan



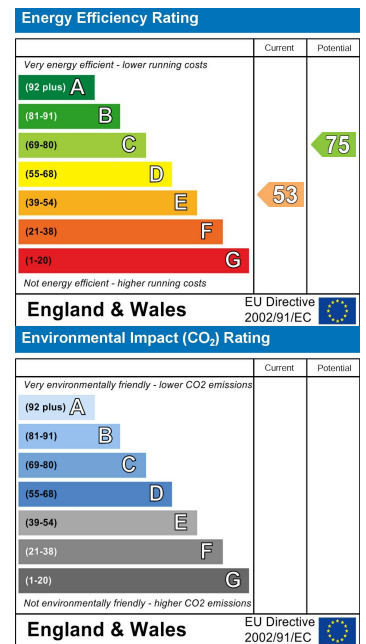
Total area: approx. 213.5 sq. metres (2298.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise