



Carlton Road, Wilbarston, LE16 8QD

**ANDREW
GRANGER & CO**

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Property Description

A detached two bedroom bungalow occupying a corner plot, located on the edge of the village, with a countryside outlook to the front elevation.

An entrance vestibule with useful cloaks storage cupboards give access to a bright and spacious living/dining room. The ample, open plan living area has a large window to the front elevation and twin glazed doors with matching side panels that lead through into the sun room at the rear. This in turn boasts views and direct access out into the rear garden.

The kitchen is fitted with a range of base and wall units, inset sink with drainer and a complimentary work top. Integrated appliances include an electric oven, a microwave, and a hob with hood over. The utility area has a further sink with drainer, plumbing for an appliance, twin larder style storage cupboards and base and wall units. Two doors lead off: one to a double garage with two roller shutter doors to the front, and a rear entrance to the garden; and a second door leads into the guest cloakroom, which is fitted with a w/c and wash hand basin.

The inner hallway leads from the living room and gives access to two good sized bedrooms. The primary bedroom has an ensuite bathroom with bath, vanity wash hand basin and a w/c. There is also a walk in wardrobe with hanging space, shelving and lighting.

Bedroom two lies to the rear of the property and overlooks the garden. It benefits from an ensuite shower room, with a shower cubicle, wash hand basin and w/c.

Outside there are shrub borders and steps leading up to the front door. To the side is car standing that in turn leads to a double garage with twin roller doors, wall mounted boiler, power and lighting.

The rear garden is of low maintenance with gravelled areas, shrub borders, large patio area and offers a good degree of privacy being enclosed by timber fencing.





Key Features

- Modern Detached Bungalow With Countryside Views
- Entrance Vestibule with Storage
- Living/Dining Room
- Sun Room With Views Over The Garden
- Well Appointed Kitchen, Utility Room, Cloaks w/c
- Primary Bedroom With En-Suite Bathroom
- Bedroom Two With En-Suite Shower Room
- Car Standing
- Double garage
- Front And Rear Gardens

**Offers Over
£400,000**



Approximate Gross Internal Area
130.4 sq. m. (1404 sq. ft.)
Garage At 34.3 sq. m. (369 sq. ft.)
Total 164.7 sq. m. (1773 sq. ft.)



Floor area 130.4 sq.m. (1404 sq.ft.) approx
Garage 34.3 sq.m. (369 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - E

Local Authority
Kettering

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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