



JAMES
SELICKS

East Carlton Park

EAST CARLTON, MARKET HARBOURGH

Enjoying views over East Carlton Country Park towards East Carlton Hall, this extended four-bedroom family home offers spacious, well-balanced accommodation in a sought-after setting. Highlights include a generous open-plan kitchen/dining room with bifold doors to a south-east facing garden, separate living room and study, principal bedroom with en-suite, driveway parking, and a private rear garden with patio and decked seating areas. All offered with the benefit with no upward chain.

Prime position overlooking East Carlton Country Park • Substantially extended and thoughtfully redesigned family home • Spacious open-plan kitchen/dining room (approx. 28ft) with bifold doors to garden • Separate living room and study, both with wood-burning stoves • Ground floor shower room, utility area and practical boot room • Four double bedrooms, including principal with en-suite shower room • Well-appointed family bathroom with bath and separate shower • Generous south-east facing rear garden with patio, deck and vegetable beds • Block-paved driveway providing off-road parking • No upward chain •

Accommodation

Set against the attractive backdrop of East Carlton Country Park and enjoying views towards East Carlton Hall, this individual home occupies a prime and generous plot in a highly regarded position. With open parkland to the front, it benefits from a pleasant outlook and a setting that changes beautifully with the seasons.

The property has been substantially extended and carefully redesigned to provide well-balanced, free-flowing accommodation suited to modern family life. Quality fittings and thoughtful updates throughout create a home that is both stylish and comfortable, without compromising practicality.

The ground floor opens into a welcoming reception hall, where luxury vinyl tiled flooring continues throughout and oak internal doors add a classic finish. From here, doors lead to the study, utility area, sitting room and useful understairs storage. A boot room and contemporary ground floor shower room further enhance the practicality of the layout.

The study enjoys a bay window overlooking the park and features a cassette-style wood-burning stove, creating a pleasant and versatile workspace. The living room is equally inviting, centred around a modern wood-burning stove and flowing naturally into the open-plan kitchen/dining room.

Measuring approximately 28 feet in length, the open plan living kitchen forms the heart of the home. Bifold doors open onto the rear garden, allowing plenty of natural light and an easy connection to outdoor space. The room features recessed ceiling lighting, contemporary radiators, and a modern range of wall and base units set beneath quartz work surfaces with upstands and a twin enamel sink. Integrated appliances include twin eye-level ovens, a microwave, induction hob, extractor hood and dishwasher. A breakfast bar offers a place for casual dining.

The adjoining utility area provides additional built-in storage and space for an American-style fridge freezer. The boot room, with external access to the side elevation, includes fitted base units with a sink, plumbing and space for a washing machine and tumble dryer, along with ample room for coats and shoes.

Upstairs, the first-floor landing leads to a well-appointed family bathroom comprising a panelled bath, separate shower enclosure, WC and wash hand basin with ceramic tiled surrounds. There are four double bedrooms in total, with the principal bedroom benefiting from its own en-suite shower room.



Outside

To the front, the property is laid to lawn with a block-paved driveway providing off-road parking. The rear garden is generous in size and enjoys a good degree of privacy. It is mainly laid to lawn with planted borders, complemented by raised vegetable beds and a potting shed towards the rear. Closer to the house, a timber deck and extensive paved patio area, retained by railway sleepers, provide ideal spaces for outdoor seating and dining. The rear garden faces south-east, allowing it to enjoy natural light throughout much of the day.

All in all, a well-presented home in a highly desirable and picturesque setting with no upward chain.

Tenure: Freehold

Local Authority: North Northamptonshire Council **Tax Band:** D

Listed Status: Not Listed

Conservation Area: East Carlton Conservation Area

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title available on request

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No accessibility modifications

Satnav Information

The property's postcode is LE16 8YE and house number 26.





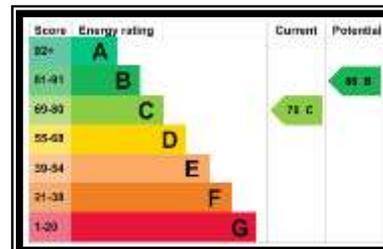
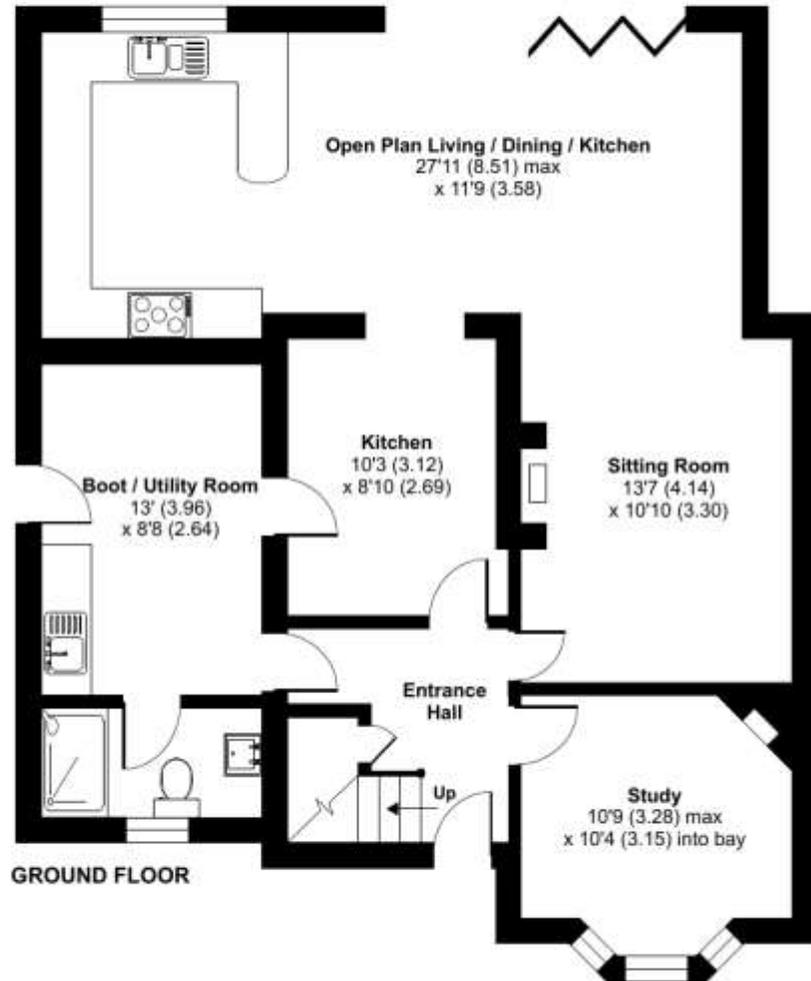
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Approximate Area = 1696 sq ft / 157.5 sq m

For identification only - Not to scale

Location

The village of East Carlton, which lies to the borders of Leicestershire and Northamptonshire has easy access for the towns of Market Harborough, Kettering and Corby, which have excellent shopping and supermarket facilities, schools and leisure opportunities. There is easy access to mainline service to London St Pancras from these towns and to the A14 links to the M1 and the A1.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1417899

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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