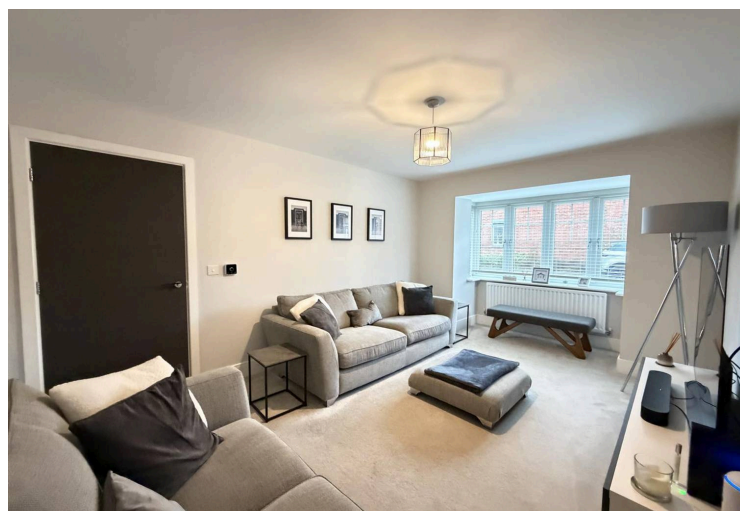




4 Harebell Grove, Carlton-In-Lindrick

£315,000 Freehold

Four Bedroom Detached Family Home • Sought-After Carlton In Lindrick Location • Stylish Kitchen/Diner With Garden Access • En-Suite To Principal Bedroom • Landscaped Rear Garden • Converted Garage Bar With Pumped Ale • Driveway Parking • Modern & Well-Presented Throughout

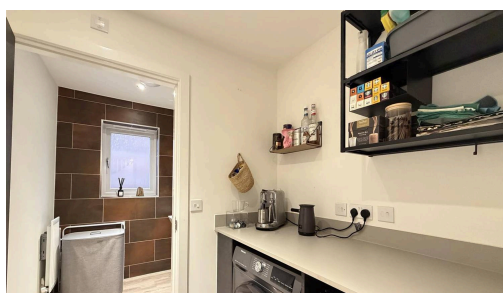
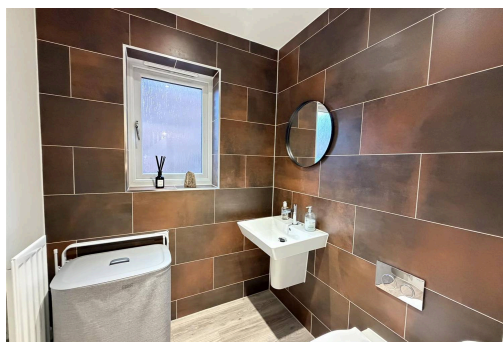


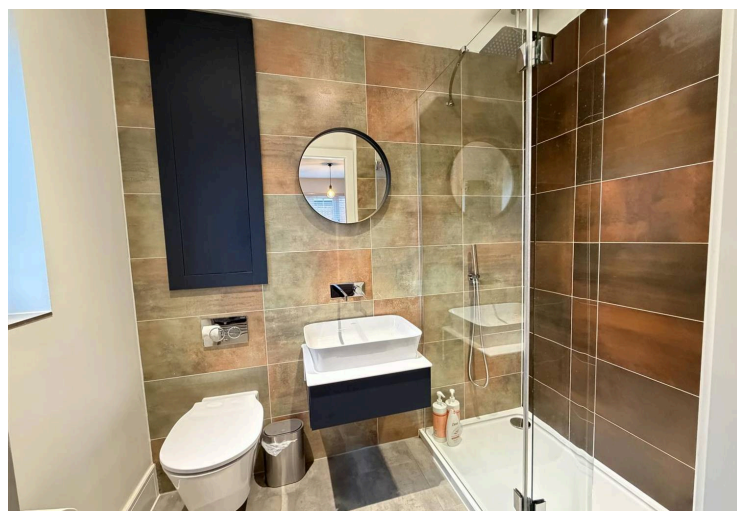
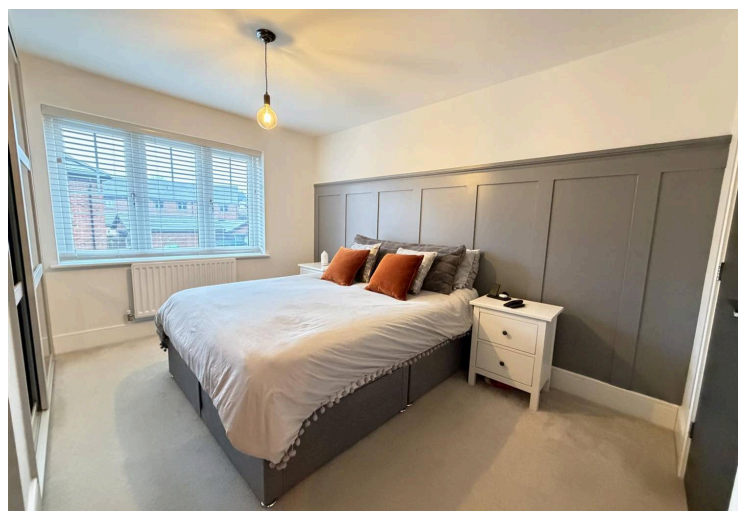
A beautifully presented four-bedroom detached family home located on the popular and well-established Harebell Grove in Carlton in Lindrick. The property offers spacious and well-balanced accommodation throughout, finished to a high standard and perfectly suited to modern family living. At the heart of the home is a stylish kitchen/diner, ideal for both everyday use and entertaining, with Bifold doors opening directly onto a thoughtfully landscaped rear garden. Further highlights include a comfortable living room, an ensuite to the principal bedroom and a professionally converted garage, now with an impressive bar and entertainment space complete with pumped ale. With driveway parking, contemporary finishes throughout and a desirable residential setting, this is a home that combines comfort, functionality and lifestyle appeal.



Council Tax band: D

Tenure: Freehold





Living Room

14' 4" x 10' 11" (4.37m x 3.32m)

A spacious and well-presented reception room positioned to the front of the property, featuring a large window that allows for plenty of natural light. The room offers ample space for multiple seating arrangements, creating a comfortable setting for everyday family living.

Kitchen/Diner

18' 6" x 12' 10" (5.65m x 3.92m)

An impressive open-plan kitchen and dining space that forms the heart of the home. The kitchen is fitted with a range of contemporary, handleless units complemented by integrated appliances, sleek work surfaces and under-cabinet lighting. The dining area

En-suite

8' 1" x 4' 6" (2.46m x 1.38m)

Finished to a contemporary standard with a walk-in shower, wash hand basin and WC, complemented by modern tiling and fittings.

Bedroom 2

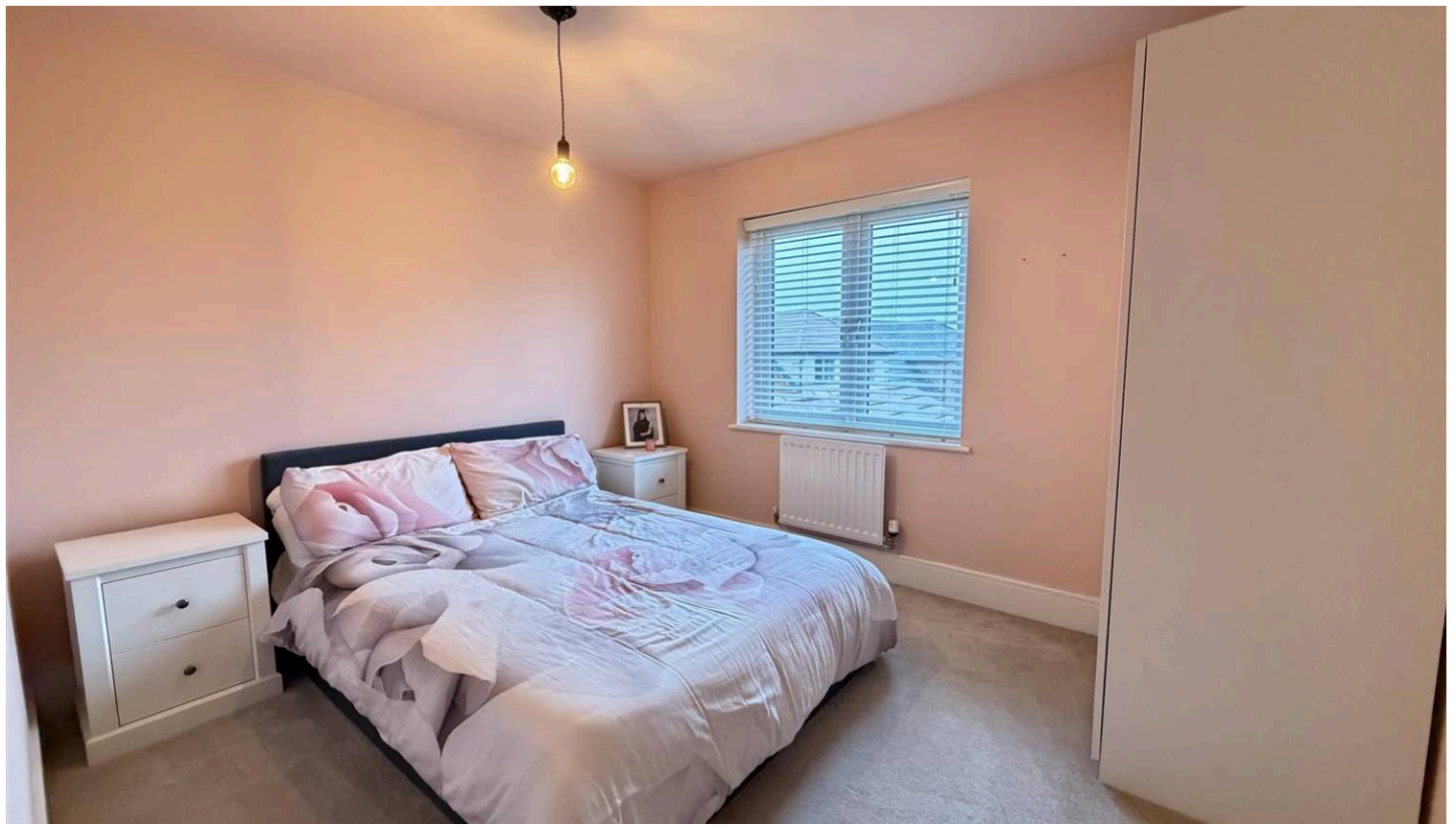
11' 3" x 9' 7" (3.42m x 2.91m)

A well-proportioned double bedroom overlooking the rear garden, ideal for family members or guests.

Bedroom 3

9' 7" x 7' 1" (2.91m x 2.17m)

A good-sized bedroom, currently utilised as a dressing room/home office, demonstrating the flexibility of the accommodation.



Living Room

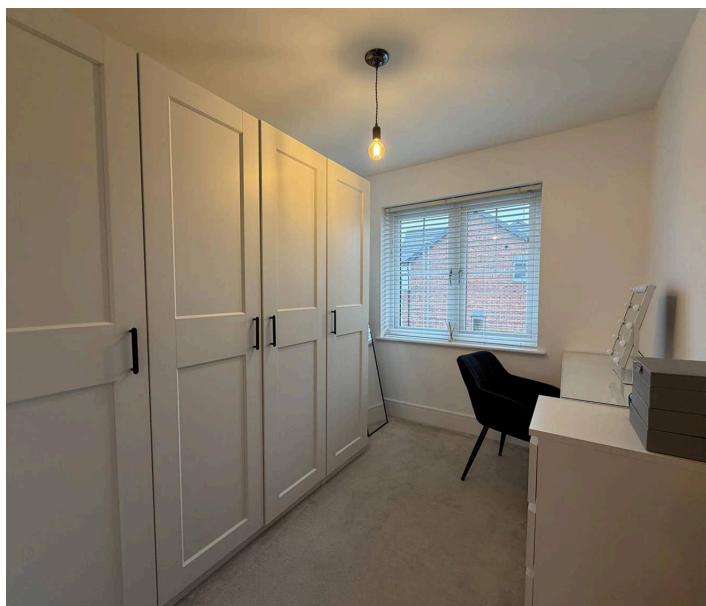
14' 4" x 10' 11" (4.37m x 3.32m)

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Kitchen/Diner

18' 6" x 12' 10" (5.65m x 3.92m)

An impressive open-plan kitchen and dining space that forms the heart of the home. The kitchen is fitted with a range of contemporary, handleless units complemented by integrated appliances, sleek work surfaces and under-cabinet lighting. The dining area comfortably accommodates a large table and benefits from feature pendant lighting and Bifold doors opening directly onto the landscaped rear garden, making this an ideal space for entertaining.



Utility Room

6' 2" x 5' 2" (1.87m x 1.58m)

A practical utility room located off the kitchen, offering additional worktop space, plumbing for appliances and useful storage.

Wc

A modern cloakroom fitted with a low-level WC and wash hand basin, conveniently positioned for guests.

Bedroom 1

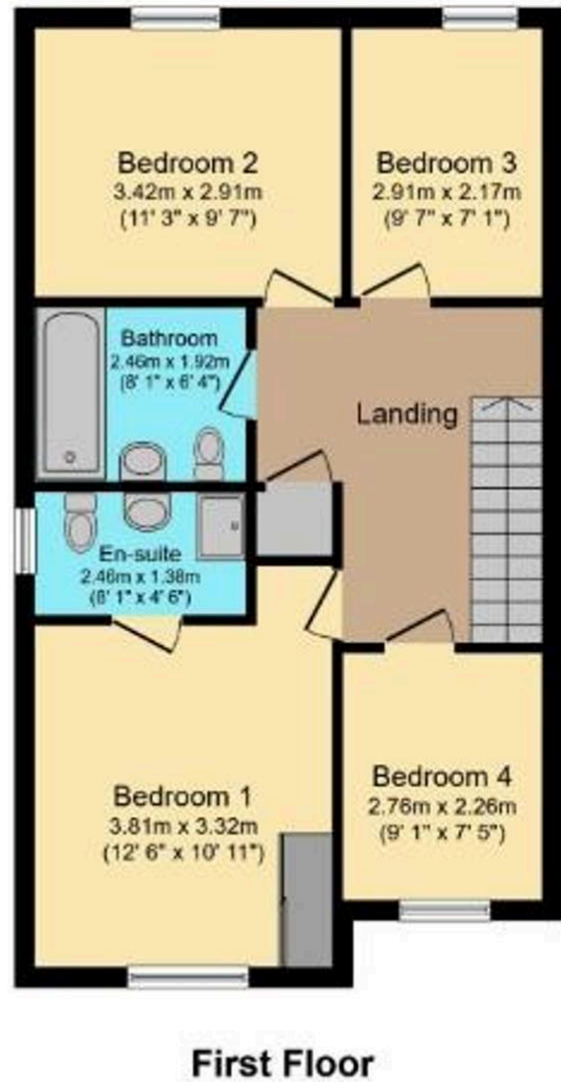
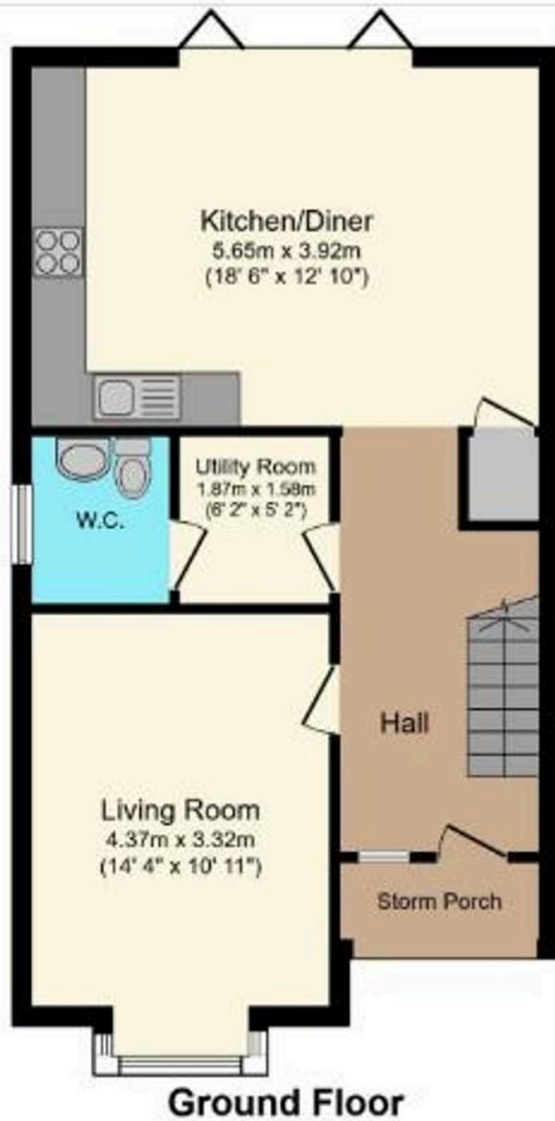
12' 6" x 10' 11" (3.81m x 3.32m)

A generous double bedroom featuring fitted wardrobes



GARDEN

A beautifully landscaped and enclosed rear garden, designed with both relaxation and entertaining in mind. The garden is mainly laid to lawn with a paved porcelain patio seating area directly accessible from the kitchen/diner.



Total floor area 115.3 sq.m. (1,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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