



The Bungalow, 1 Mill Lane, Caldecott, Market Harborough, LE16 8RU

£540,000

"The Bungalow" Stuart Charles are delighted to offer FOR SALE with NO CHAIN this FOUR DOUBLE bedroom detached home located in the picturesque village of Caldecott. Situated on an enviable plot with open countryside to the rear and having been updated by the current owners an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, two double bedrooms, a re-fitted three piece bathroom, bay fronted lounge, sun room, utility room and an open plan refitted kitchen/diner. To the first floor are two further double bedrooms with bedroom three benefitting from a three piece en-suite. Outside to the front a low maintenance laid lawn which leads to a large gravel driveway which provides off road parking for multiple vehicles, a detached garage is located to the side of the lawn. To the rear a large patio area leads onto a split lawn which features the old mill race with a stream running through, a pedestrian bridge leads onto a large orchard with established fruit trees and views over the Welland valley and the Eyebrook. An early viewing is recommended to avoid missing out on this home.

- NO CHAIN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- PREVIOUSLY THIS PROPERTY WAS BUILT FOR THE ORIGINAL MILL OWNER AND STILL HAS THE OLD MILL RACE AND THE STREAM RUNNING THROUGH IT.
- A SHORT DRIVE TO MULTIPLE SCHOOL
- RECENTLY RENOVATED
- THREE PIECE BATHROOM AND THREE PIECE EN-SUITE
- OPEN VIEWS OVER THE WELLAND VALLEY AND LEADS TO THE EYEBROOK
- ORCHARD FEATURING SEVERAL FRUIT TREES

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Bedroom One

12'3 x 12'0 (3.73m x 3.66m)

Double glazed window to front elevation, radiator.

Bedroom Two

13'5 x 11'7 (4.09m x 3.53m)

Double glazed window to rear elevation, radiator, double glazed French doors to rear elevation.

Bathroom

8'6 x 7'8 (2.59m x 2.34m)

Fitted to comprise a three piece suite consisting of a panel bath with mains feed shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.







Kitchen/Diner

15'0 x 11'0 (4.57m x 3.35m)

Fitted to comprise a range of base and eye level units with one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven, space for dishwasher, space for low level fridge, ceiling spotlights, double glazed window to side and rear elevation, double glazed bay window to side elevation, double glazed door to:

Sun Room

Double glazed window and doors to side elevation, door to:





Utility Room

Space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, wall mounted boiler.

Lounge

14'0 x 12'4 (4.27m x 3.76m)

Double glazed bay window to front elevation, radiator, tv point, sliding doors from kitchen/diner.

First Floor Landing

Stairs rising from ground floor, door to:





Bedroom Three

12'7 x 8'5 (3.84m x 2.57m)

Double glazed window to rear elevation, radiator, storage cupboard, door to:

En-Suite

7'11 x 5'10 (2.41m x 1.78m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

Bedroom Four

14'3 x 7'2 (4.34m x 2.18m)

Velux window, radiator, double glazed window to rear elevation, radiator.

Outside







Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Front: A low maintenance lawn leads onto a large gravel driveway which provides off road parking for multiple vehicles and features gated side access.

Garage: With up and over door, double glazed window, pedestrian door to front garden.

Rear: A large patio area leads onto a split laid lawn and features the stream to the mill, a large orchard area, open views over the Welland valley and the Eyebrook river.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		