

JAMES SELICKS

CARINGA

BURTON OVERY, LEICESTERSHIRE



Comfort, convenience, accessibility and versatility combine at Caringa, a traditional period cottage that has been thoughtfully extended and sympathetically refurbished throughout. With over 1,600 Sq. Ft of luxury living, three bedrooms (two upstairs, one downstairs) each with their own ensuite and an abundance of charm and character, this absolute gem is sure to delight you.

Charming period cottage • Fully refurbished and extended • Wealth of period character • Over 1,600 Sq. Ft of luxury living • Three bedrooms, three ensuites • Open plan kitchen, living/diner • Utility/boot room • Sitting room, guest cloakroom • Landscaped garden to rear • No upward chain •

Accommodation

Be prepared for breath-taking charm and character as you step past the cobbles and into the front door. A spacious yet cosy sitting room offers a feast for your eyes with exposed beams and brickwork. Bespoke bookcases and cupboards flank an exposed brick fireplace which provides an ideal focal point, while to the corner an oak staircase sweeps upstairs.

An open arch leads through to a show-stopping open plan living dining kitchen spanning 21ft by 19ft. Fitted with contemporary solid wood units and a central island providing ample storage and work surface space. An oak framed extension adds plenty of natural light to the room while affording attractive views of the walled garden beyond. Integrated appliances include Bosch double oven and electric hob, Bosch larder fridge and a NEFF dishwasher. To the corner is a handy guest cloakroom with contemporary suite, and a handy storage/boiler room to the opposite corner.

A glass atrium with feature exposed brick wall links the kitchen to the utility/boot room where you will find further storage to the contemporary wall and base units, plumbing and space for a washing machine, space for a dryer and American-style fridge freezer. Beyond here is a ground floor bedroom with its own ensuite shower room. A versatile space which could also serve as a study/home office or garden room.

Heading upstairs you will find two double bedrooms with vaulted ceilings, exposed beams and character features. The front bedroom features an ensuite shower room while the rear bedroom features an ensuite bathroom and also enjoys views over the roof-tops across the local countryside.

Outside

The cobblestones to the front have recently been restored to their former glory, while the rear garden has been lovingly landscaped to provide a private space for the whole family to enjoy. There is an extensive paved patio terrace with lawned area beyond flanked by a gravelled path and bedding borders.





Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has a popular dairy for milk, bread and cakes, and an active church congregation, a well-liked public house, a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs.

Shopping and supermarket facilities are available in the city of Leicester some seven miles to the north, Oadby, Fosse Park and the thriving town of Market Harborough. For the commuter, Market Harborough has mainline rail services to London St Pancras in under an hour with its new Eurostar link, and the M1 is accessible at junction 21.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: B

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

Satnav Information

The property's postcode is LE8 9DL.





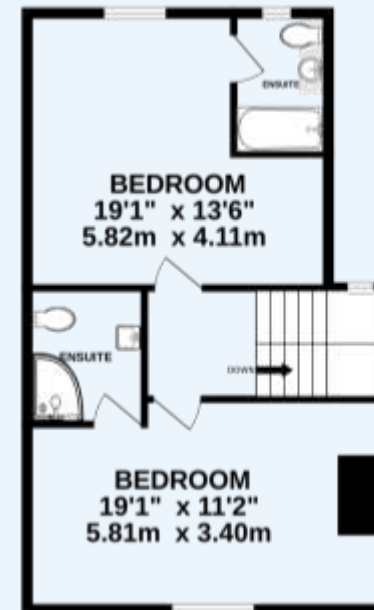
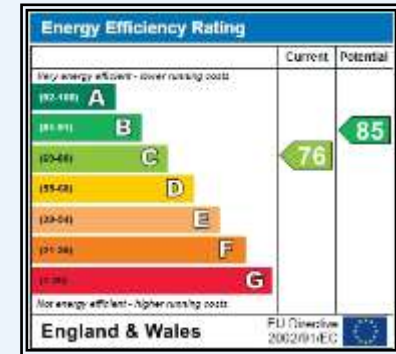


Ground floor

Total Approx Gross Internal Floor Area = 156.8 Sq. M (1688 Sq. Ft)

Measurements are approximate. Not to scale.

For illustrative purposes only.



First floor

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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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