



MAPLE BARN  
CALDECOTT ROAD, GREAT EASTON

JAMES  
SELICKS



## “... IMPRESSIVE AND ENERGY EFFICIENT ...”

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**Maple Barn is an impressive and energy-efficient ironstone and red-brick, four-bedroom home offering spacious and light-filled accommodation with a high specification finish. The property sits in the corner of this exclusive development with beautiful countryside views in the popular village of Great Easton.**

Open Plan Living Kitchen • One Reception Room • Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, Two Ensuites • Off-Road Parking, Cart Lodge • South-East Facing Garden • Countryside Views • Energy Efficient •

### Ground Floor

The property in brief comprises a large open plan living kitchen, one reception room, a study, utility, downstairs cloakroom, four bedrooms and three Porcelanosa, fully tiled bath/shower rooms. Much of the flooring is oak floorboards with tiling to the kitchen, utility, and bathrooms with underfloor heating throughout the entire property.

An incredible double-height, oak frame arch provides the entrance to the property with glazing and a solid oak front door opening into the light and airy entrance hall. A set of part glazed double doors open into the open plan living kitchen, a wonderfully sized, L-shaped room with glazing to four elevations and two sets of bi-fold doors creating that much sought-after flow from in to out. The handmade shaker style kitchen has a comprehensive range of units with a variety of integrated Siemens appliances, stone worktops, a Quooker tap and a large central island with breakfast bar. To the rear of the kitchen is a fully fitted utility/boot room providing ample further storage, a secondary sink, and a door out to the side of the property.

A further set of double doors open into the property's reception room that spans the depth of the property with oak floor, floor to ceiling glazing to two elevations and a stone fireplace with log burner inset. The ground floor is completed by a useful study and a downstairs cloakroom, both accessed from the entrance hall.



## First Floor

A handmade oak staircase rises to the first-floor galleried landing that gives access to the bedroom and bathroom accommodation. The principal bedroom sits to the rear of the property with a large, arched window framing the countryside views beyond. There is a fully fitted walk in wardrobe and an ensuite bathroom with a large walk-in shower, wash hand basin, low flush lavatory and heated towel rail. There are a further three double bedrooms, one adjacent to the principal bedroom that is a generous size with built-in wardrobes and an ensuite shower room. The further two sit to the other end of the landing, both good sized rooms with space for free-standing furniture and served by the family bathroom. The family bathroom comprises a free-stand bathtub, walk-in shower, double wash basin, low flush lavatory and heated towel rail.

## Outside

To the front of the property there is a central porcelain pathway leading to the front door with a block-paved driveway to the left and a front lawn to the right bounded by newly box hedging. There is also a timber-built cart lodge providing further covered parking and an electric car charging point. There is pedestrian access to both sides of the property leading to the south-east facing rear garden. The rear garden is mainly laid to lawn with fencing on all sides and a large porcelain patio with garden lighting adjacent to the property's living spaces creating the ideal space for indoor/outdoor entertaining. There is an outdoor tap and two outdoor power sockets.

## Energy Efficiency

Maple Barn has been built and finished to an incredibly high specification and has been future proofed with smart technology throughout. There are solar PV panels with battery storage, an air source heat pump, and a Mechanical Ventilation Heat Recovery system. All of the above combined with a heavily insulated dwelling create a very inexpensive and green house to own and run.

It is unusual to find a developer who is prepared to put this amount of technology and expense into a property however Kaybee Developments pride themselves on being a forward thinking green company with sustainability at the heart of their ethos. They want to create classical modern houses that are not only relevant in today's market but for many years to come.

“... FUTURE PROOFED WITH SMART  
TECHNOLOGY THROUGHOUT ...”

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## Location

Great Easton is one of the most attractive Welland Valley villages in highly accessible and yet unspoilt countryside. The village benefits from a public house, shop/post office, active village hall and a parish church. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with the latter providing a good rail link to London St Pancras in under an hour. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham.

## Services & Council Tax

The property is offered to the market with all mains services, an air source heat pump, solar PV panels and a Mechanical Ventilation Heat Recovery System.

Harborough District Council - New Build - rating not available yet.

## Tenure

Freehold

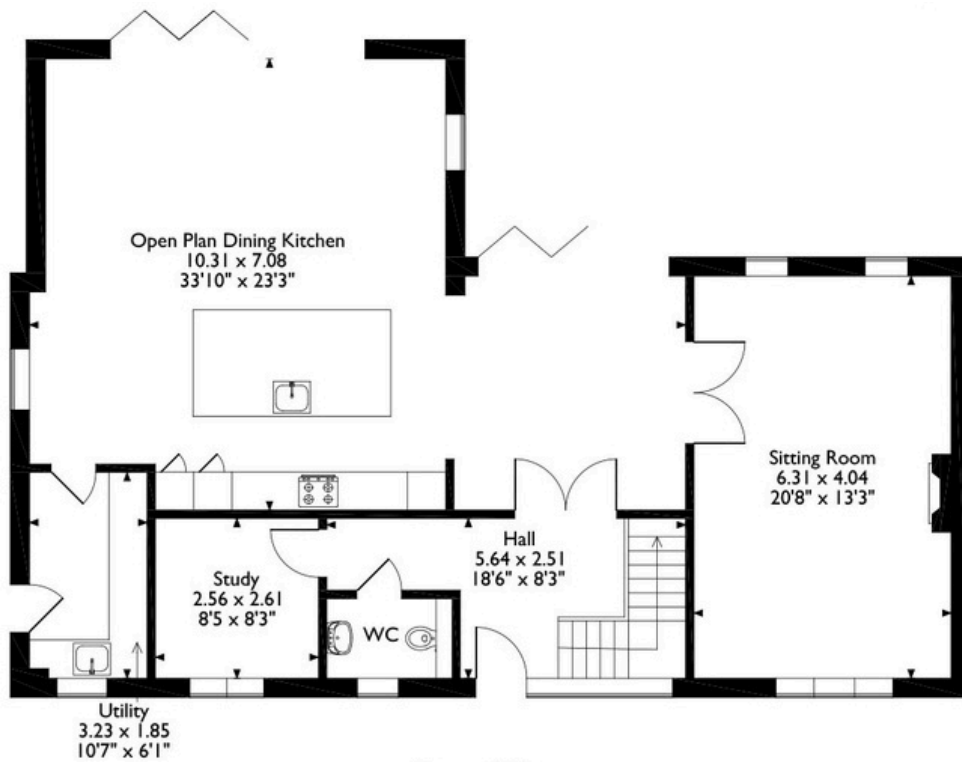




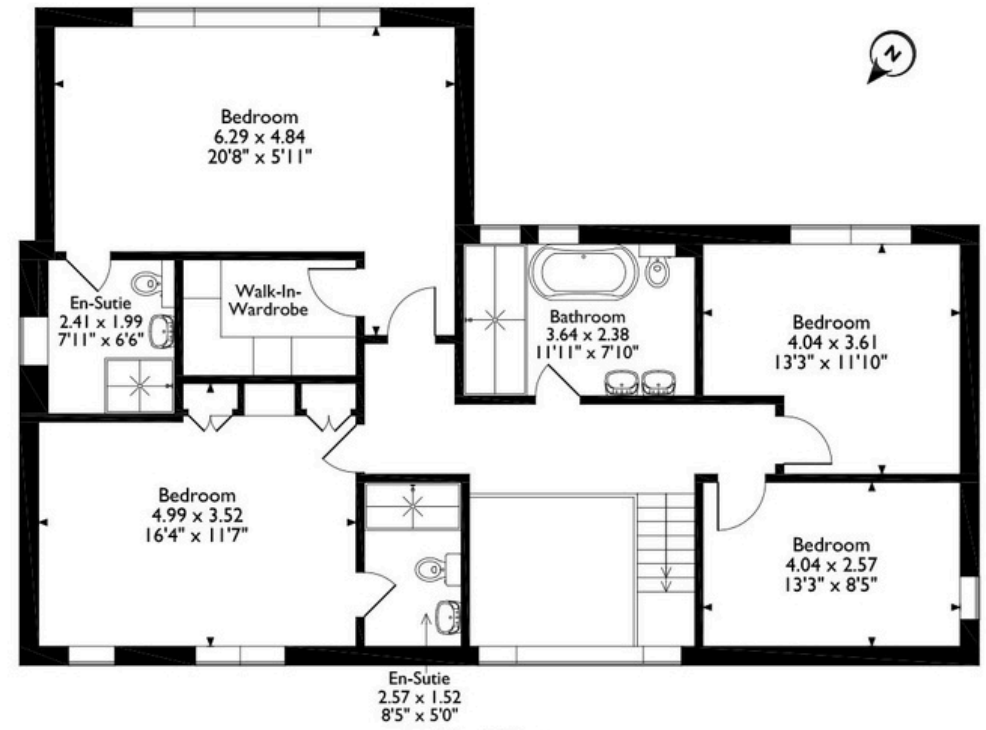
Maple Barn, Caldecott Road, Great Easton, Market Harborough LE16 8TB

House Total Approx. Gross Internal Floor Area = 2434 ft<sup>2</sup> / 226 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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**Measurements and Other Information**

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