



CONNAUGHT
P L A C E



JAMES
SELICKS

Nevis Cottage
GREAT GLEN, LEICESTERSHIRE

 PEAK HOMES



Open plan living dining kitchen

Sure to be popular amongst first time buyers, second steppers and downsizer alike, Nevis Cottage is a perfectly proportioned home.

Spacious semi-detached • Three bedrooms • Two bath/shower rooms • Spacious reception room • Open plan dining kitchen with bi-folds • Two off-road parking spaces • Latest smart technology, high specification and energy efficient • Prime south east Leicestershire village • Excellent local schooling •

Connaught Place

Situated in Great Glen, Leicestershire - Connaught Place offers state of the art modern luxury living ideal for all family units in an ever popular village location.

Connaught Place comprises two executive four bedroom, three bathroom detached homes offering open plan living dining kitchens with bi-folds, and spacious reception rooms. The larger Strathearn House also benefits from a dining room and study. In addition are two semi-detached houses each with a master bedroom and en-suite, two further bedrooms, spacious kitchen / diner, utility room and a comfortable reception room.

Peak Homes

Peak Homes are an experienced regional property developer, building unique homes in sought after locations – primarily in the Midlands and the north of England.

All Peak Home's houses are built to the highest modern standards and include smart accessories to make life easier. Their homes have the latest smart technology so you can benefit from a very energy efficient home, all at the touch of a button. They build houses they would want to live in. With great style and designed throughout with modern living in mind to include luxury kitchens, utility rooms, ensuite bathrooms and fantastic open plan living.

Peak Homes developments are always located close to great schools, doctor's surgeries, fantastic communities, shops, and within driving distance of big cities and centres of employment.

Accommodation

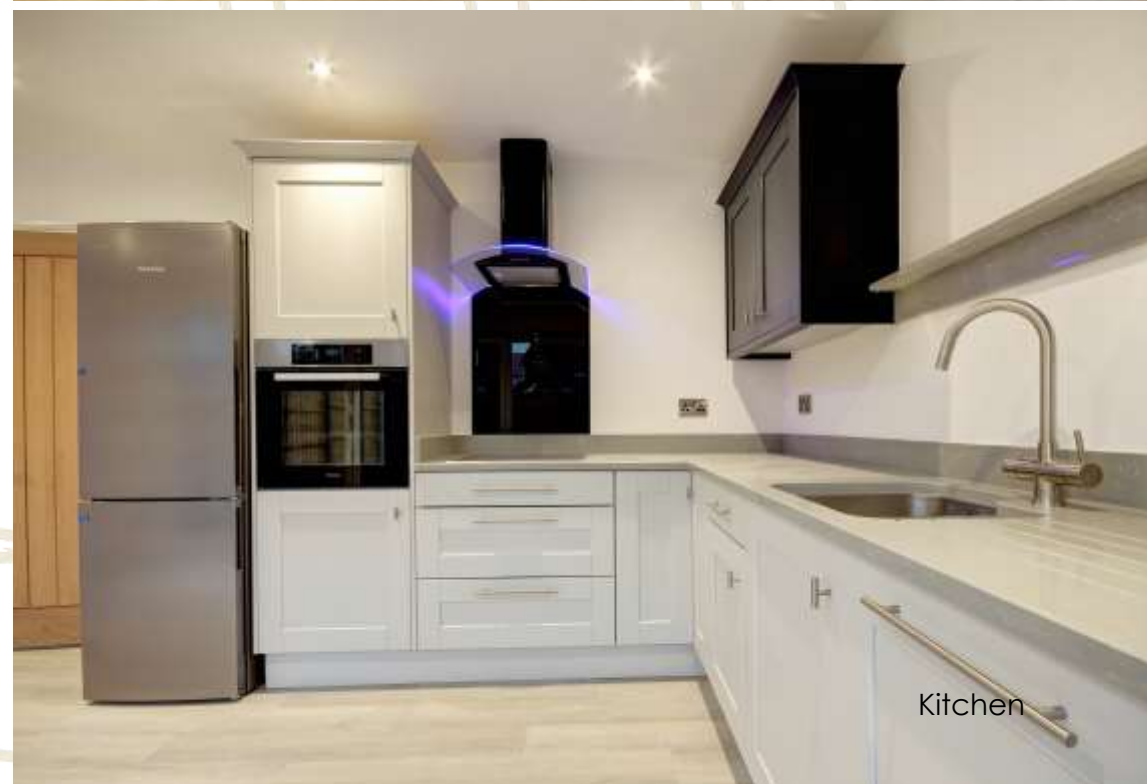
This delightful home is entered into an entrance hall which has stairs rising to the first-floor and a door leading into the sitting room which has a window to the front elevation and a contemporary feature fireplace. A door leads to a rear lobby with a ground floor WC tucked under the stairs and a handy utility room. To the rear of the property is a fabulous open plan dining kitchen with bi-fold doors opening out to the rear garden.

Stairs rise to the first-floor landing with a linen cupboard. The master bedroom has a window to the front and benefits from an en-suite shower room. Bedroom two is also a double and will enjoy views over the rear garden. There is a study/single bedroom three creating flexibility in its use and completing these lovely homes is the family bathroom.

Outside to the front are two off-road parking spaces, and visitor parking.



Open plan living dining kitchen



Kitchen



Master bedroom

Location

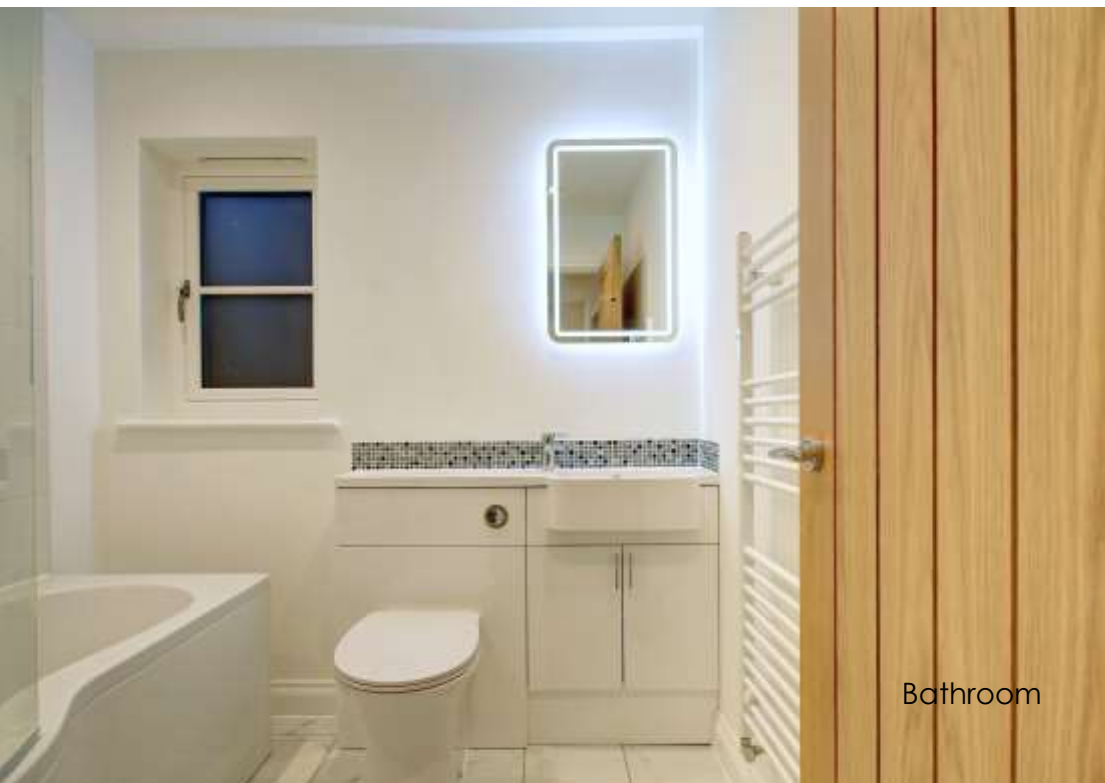
Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside.

The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.

Schooling

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School. St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 - 16 years.

In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School, and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.



Bathroom



Bathroom

EXTERIOR

STRUCTURE

Traditional foundations with insulated block & beam.

MAIN STRUCTURE

Insulated timber frame.

BRICKWORK

Ibstock Ivanhoe Cream.

ROOF

Marley Edgemere Duo in Anthracite Grey, all plots, GRP chimneys.

WINDOWS

Bison Genesis flush casement in Agate Grey/Heritage White, Graphite Handles (PAS24 specifications).

BI-FOLD DOORS

Aluminium external opening in Anthracite/White.

ENTRANCE DOORS

Cottage style with glazed panels.

GUTTERING

Cast iron effect rainwater goods.

PATHS & PATIOS

Indian Sandstone in mixed Buff riven surface.

GARDENS

Turf to main lawn area, topsoil to borders, planting as per the approved specifications.

DRIVEWAYS

Hard surface with rumble strips to main entrance, compacted stone to individual driveways, additional Grasscrete parking for plots 2,3,4.

BOUNDARIES

Combination of close boarded fencing, metal estate railings, brick walling and concrete post and timber panel fencing.

INTERIOR

PLUMBING

Outside tap to rear of all plots.

HEATING

Grant Air Source heat pumps to all plots, supplying underfloor heating to ground floors and traditional high output radiators to 1st floors. Pressurised hot water storage cylinder.

ELECTRICAL

Fully compliant to latest regulations, chrome fronts to all exposed sockets and switches.

LIGHTING

LED spotlights to Kitchens, Utilities, Hallways, Stairwells, Landings, Bathrooms, Pendant lights to all other areas.

ALARM AND DETECTION

Wi-Fi alarm fitted with motion sensors. Smoke detectors fitted and fully wired (to current regulations).

EXTRACTORS

Fitted to Kitchens, WC's, Utilities & Bathrooms (to latest regulations).

CONTROLS

LCD touchscreen control for heating and alarms.

CAT – 6

Fully wired to all rooms.

TV

Pre-wired excluding aerials and installation.

LOFT INSULATION

To latest regulations.

FIREPLACE

Feature contemporary electric fire with space above for large cinema TV (tv not supplied).

JOINERY

Skirtings and Architraves: contemporary style painted satin white. Window cills painted satin white. All other joinery painted satin white.

STAIRS

Oak veneer-stained silver grey with glass balustrade.

DOORS

Contemporary style oak veneer-stained silver grey, chrome door furniture and hinges.

PAINTWORK

Walls and ceilings painted matt white. Joinery painted satin white.

RADIATORS

Pre-finished white.

MAIN BATHROOMS

WC, vanity with basin, bath, shower over bath. Tall dual fuel heated towel radiators. Tiling to showers, bath, and basin areas in all plots.

EN-SUITES

WC, vanity with basin, separate shower, tall dual fuel heated towel radiators, tiling to showers, bath and basin areas.

UTILITY ROOMS

Cabinetry in white units with laminated work surfaces. Sink and taps set, plumbing for washing machine, housing unit for U/F heating manifold, tall dual fuel radiator.

KITCHEN

Luxury semi-gloss cabinetry, Quartz-Stone work surfaces, Miele Appliances, Franke Sinks & Boiling Tap.

BEDROOMS

Shaker style wardrobes, master bedroom with run of fitted wardrobes.

FLOORING

Porcelain floor tiling to kitchen and utility, vinyl flooring to bathrooms and ground floor W/C, carpet to all other rooms including stairs and landing.

WARRANTY

Nevis Cottage comes with a 10 year Build-Zone New Home Warranty. This gives you the peace of mind that your new home has an 'A' rated backed structural warranty for 10 years. This warranty is also fully transferable to any further new owners of the property.

** Every effort has been made to ensure that the information contained in these specifications are accurate, however we reserve the right to change as necessary the architects plans and these specifications without prior notice. These details or the architect's drawings do not constitute or form part of any contract of sale.*

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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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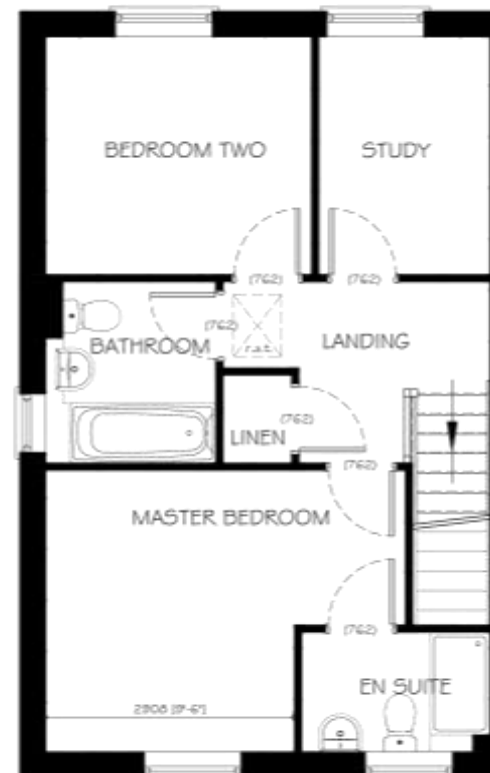
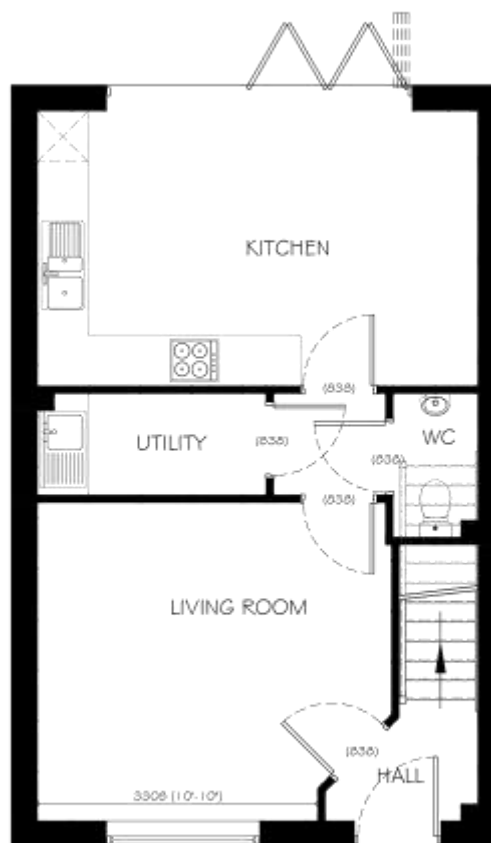
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



CONNAUGHT PLACE



Area	Sq. M	Sq. Ft
Kitchen	5.19m x 3.25m	17'1" x 10'8"
Living Room	4.1m max x 3.76m	13'6" max x 12'4"
Utility	2.7m x 1.2m	8'10" x 3'11"
WC	1.00m x 1.7m	3'3" x 5'7"
Master Bed	4.2m max x 3.3m	13'10" max x 10'10"
Master Ensuite	2.2m x 1.4m	7'3" x 4'7"
Bedroom Two	3.1m x 2.78m	10'2" x 9'2"
Study/Bed Three	2.00m x 2.78m	6'7" x 9'2"
Bathroom	1.98m x 2.12m	6'6" x 17'
Total internal area	87 Sq. M	936 Sq. Ft

