

Deepdale

GREAT EASTON, MARKET HARBOROUGH LE16 8SS



JAMES
SELICKS



A superb modern village home built in 2023, sympathetically built with ironstone under a slate roof offering just under 2,000 sq. ft of spacious and flexible accommodation and boasting a superb open plan living kitchen and tucked away on a quiet backwater of the beautiful conservation village of Great Easton.

Modern detached village home • Stunning open plan living kitchen with bifold doors • Utility room with appliances and ground floor WC • Sitting room with French doors to the rear garden • Sitting room with French doors to the rear garden • Ensuite and family bathroom • Home office/snug/playroom • Ample driveway and double garage • Electric car charge point • Landscaped Garden • No upward chain •

Accommodation

A rare opportunity to acquire a modern built detached village home, built and designed by a renowned local builder to a high specification blending contemporary styling with traditional build materials to include oak doors throughout. All appliances are included, and the property is also offered with the benefit of a no upward chain and the remainder of a 10-year build warranty until 2033.

This stunning property is entered into a generous entrance hall with stairs rising to the first floor with an understairs storage cupboard, panelled walls, and tiled flooring. A guest WC is situated off the entrance hall. To the left is an office, which provides flexibility in its use and thought suitable for use as a playroom or snug and has a window to the front elevation. Behind the office is a spacious sitting room which is light by virtue of French doors with windows either side to the rear garden. There are two traditional style radiators.

The entire east wing of the property is occupied by a simply stunning open plan living dining kitchen with bifold doors providing access to the rear patio entertaining terrace. The kitchen offers an excellent range of eye and base level units and drawers, an integrated dishwasher, American style fridge freezer, two integrated ovens with warming drawer and a five-burner gas hob. The worktop is finished in solid oak which matches the oak doors and solid oak flooring. The island has been fitted with a high-quality quartz worktop and incorporates an under-counter wine fridge and four breakfast bar stools.

Stairs rise to the first-floor landing which gives access to the first-floor accommodation. The generous master bedroom boasts views over the rear garden, and benefits from fitted wardrobes. An ensuite has a walk-in double shower, sink set within a fitted vanity unit with storage and an enclosed WC, shaver point, and a heated towel rail. There are three further double bedrooms and a family bathroom with a beautiful freestanding bath, double walk-in shower, sink set within a fitted vanity unit with storage and an enclosed WC, and radiator with towel rail.

Outside

The property is approached via a shared driveway and to the front the property is a private gravelled driveway providing ample off-road parking for up to three vehicles and leads to a double garage with oak double barn style doors, an EV charging point and an added utility area. A utility has a range of eye and base level units, a sink set within granite worktops with granite splashbacks, a washing machine, and a tumble dryer. There are landscaped flowerbeds in front of the property, and a pretty canopy porch over the oak front door. The garden to the rear has been landscaped to provide a paved entertaining terrace and stepped using railway sleepers to offer mature flowerbeds. This then leads up to a spacious lawned area. The garden has fully fenced boundaries.





Location

Great Easton is considered one of the most attractive Welland Valley villages, in highly accessible but unspoilt countryside. The village has a strong community spirit, centred around an active village hall and parish church. Great Easton contains a popular destination public house, The Sun Inn, and a park, handy for those with children. A coffee shop with home store is soon to open in the village. The neighbouring village of Medbourne has a village shop and a post office.

Nearby, the market town of Market Harborough provides a good array of everyday shopping facilities including a market together with a good rail link to London St Pancras.

Excellent schooling is available in nearby at Market Harborough and Bringham offers an outstanding primary school.

Satnav Information

The property's postcode is LE16 8SS , and house number 13a.









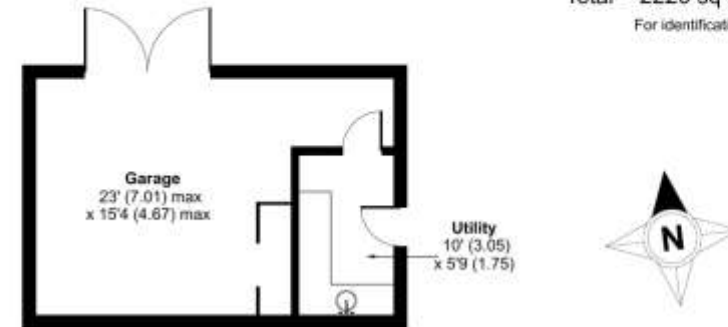
Deepdale, Great Easton, Market Harborough

Approximate Area = 1880 sq ft / 174.6 sq m

Garage = 340 sq ft / 31.5 sq m

Total = 2220 sq ft / 206.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Located in the Great Easton Conservation Area

Tax Band: G

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

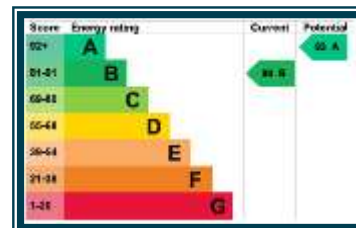
Accessibility: No accessibility modification

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for James Sellicks Estate Agents. REF: 1209864

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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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