



THE MANOR | THE HARDWICKS





# THE MANOR, THE HARDWICKS, SHANGTON. LE8 0PS

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An opportunity to purchase a fine five bedroom, four bathroom executive residence in this sought after location comprising of 26 properties of individual design.

The property is of Ironstone under a slate roof. The block & beam construction enables underfloor heating to ground and upper floors. The Manor sits on a plot in excess of three acres to include a paddock and offers open views across the Welland Valley.

## LOCATION

The Hardwicks is approached via a planted tree lined drive and is in close proximity to the sought after village of Shangton which lies approximately 7 miles north east of nearby town of market Harborough, and approximately 10 miles south east of Leicester city centre. Leicester offers all one would expect from a major city whilst the nearby town of market Harborough provides for specialist shopping, schools, medical, leisure and entertainment facilities with both offering excellent mainline train services.

## ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation.

## CLOAKROOM

Vanity unit with back to wall low flush w.c., two wash hand basins, windows to front elevation.

## SITTING ROOM

Feature stone fireplace with log burner installed, windows to front elevation.

## DINING ROOM

Windows to rear elevation with open views.

## FAMILY ROOM

window to rear elevation.

## BOOT ROOM

Bespoke cabinetry providing ample storage and hanging.

## UTILITY ROOM

Range of cabinetry with granite preparation surface over, Belfast sink and white goods.

## LIVING KITCHEN

To include a wide range of bespoke hand crafted, oak lined cabinetry. central island with quartz preparation surfaces, double Belfast sink with hot water tap, knock on door American fridge freezer, integrated wine chiller, aga electric range, integrated dishwasher and microwave, bespoke wine cabinet dresser incorporating wine cooler, bi-fold doors leading out onto the patio, window to rear elevation.

## FIRST FLOOR

### MASTER BEDROOM SUITE

Bi fold doors opening out onto the glazed balcony with views to the horizon.

### EN-SUITE BATHROOM

Well appointed with free standing bath, back to wall w.c., vanity unit with twin sinks, glazed double shower enclosure.

### DRESSING AREA

Floor to ceiling bespoke cabinetry providing ample storage and hanging.

### BEDROOM TWO

Window to rear elevation.

### EN-SUITE SHOWER ROOM

Three piece suite comprising glazed double shower enclosure, vanity unit incorporating wash hand basin, back to wall w.c.

### BEDROOM THREE

Window to rear elevation with spectacular views.

### EN-SUITE SHOWER ROOM

Three piece suite comprising glazed double shower enclosure, vanity unit incorporating wash hand basin, back to wall w.c.





#### BEDROOM FOUR

Window to rear elevation.

#### BEDROOM FIVE

Window to front elevation.

#### FAMILY BATHROOM

Well appointed with free standing bath, double shower enclosure with glazed fixed screen, back to wall w.c., vanity unit with two individual wash hand basins, towel rail.

#### OUTSIDE

Positioned in a plot in excess of three acres. Timber fenced paddock, open views across the Welland Valley.

#### GARAGE

Of Ironstone construction with slate pitched roof. Electric roller door, power and light.

#### SHOWER ROOM

Double shower enclosure with glazed screen, vanity unit with wash hand basin. Stairs to first floor, Velux windows to ceiling, window to rear elevation with superb views, led spotlighting to the horizon.

Particulars prepared April 2025

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**Make the move**

