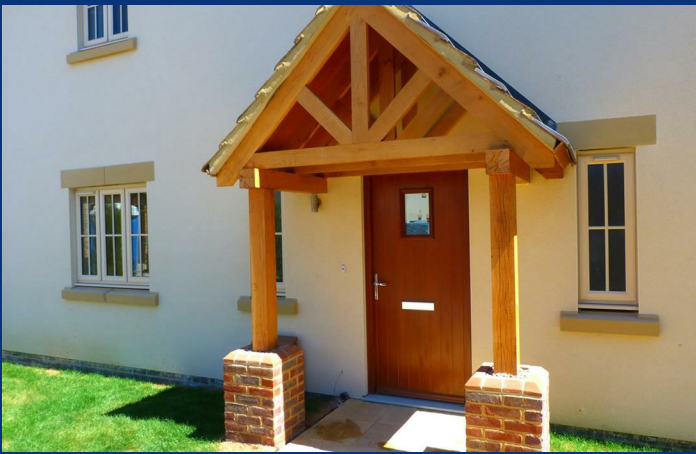




THE BRADGATE
PLOT 22, STOKES RISE, GREAT EASTON, LE16 8SH
PRICE GUIDE £750,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An outstanding brand new 4 bedroomed detached family house built by the highly reputable local builders, Mulberry Homes, enjoying spectacular views over fields on a small select development on the edge of the picturesque Welland Valley village of Great Easton close to the borders of Rutland and Leicestershire.

Approached via an oak framed open porch entrance, the reception hall has an attractive staircase off with oak handrail, under stairs cupboard and built-in cloaks cupboard, fitted cloakroom/w.c., large lounge with five panel fold-back patio doors overlooking the gardens and attractive fireplace with cast iron burner, family room, study and a spectacular open plan living kitchen fitted with Symphony Linear units, silestone worktops and Bosch appliances. Five panel fold-back patio doors lead out to the gardens, and there is also a fitted utility room.

On the upper floor off a central landing with wood finish doors and built-in airing cupboard is a superb master bedroom with windows to two elevations and a luxury en-suite shower room fitted from the Porcelanosa range, guest bedroom also with en-suite shower room, 2 further good sized bedrooms and beautiful family bathroom with four piece suite including a separate shower unit.

Backing onto open fields, the good sized garden is mainly lawned with a paved patio, double garage to front with further parking.

The property benefits from UPVC double glazed windows and gas fired central heatings, with underfloor heating to the ground floor. All Mulberry Homes come with a 10 year Premier Warranty.

CONNECTIVITY

The property comes well connected to the outside world with a telephone point ready for your own connection, multi media point to living room and master bedroom (Sky+ and digital Freeview), T.V. sockets to kitchen-diners and all bedrooms. USB sockets are fitted to all habitable rooms, mains wired smoke and carbon monoxide detectors are also provided.

LOCATION

The highly desirable village of Great Easton lies just south of Eyebrook Reservoir within the Welland Valley area, and has a post office and general store, 13th Century church, village hall, public house, and primary school located just outside the village near Bringham, having an ofsted rating good. The village falls within the catchment area of Uppingham Community College, and there is a bus service. The nearby towns of Market Harborough, Kettering, Corby and Uppingham offer excellent shopping and supermarket facilities. For the commuter, Market Harborough, and Corby have mainline rail services to London, and the M1 and A1 motorways.

ACCOMMODATION IN DETAIL

GROUND FLOOR

OPEN PORCH ENTRANCE

Oak framed on brick supports with external lighting.

ENTRANCE HALL

Panelled entrance door with glazed inset, double glazed window to front, attractive staircase off with oak handrail, under stairs cupboard, built-in store cupboard, ceiling spotlights and wood finish doors off.

CLOAKROOM/W.C.

White suite by Laufen comprising low flush w.c., wash hand basin, chrome mixer tap over, double glazed window, extractor fan and spotlight.

STUDY 9' x 7'0" max (2.74m' x 2.13m max)

Double glazed window, T.V. aerial socket and telephone point.

FAMILY ROOM 12'11" x 12'7" (3.94m x 3.84m")

Double glazed windows to two elevations, T.V. aerial socket.

LOUNGE 19'2" x 14'0" (5.84m x 4.27m)

A spacious reception room with five panel double glazed fold-back doors opening onto the rear garden, attractive fireplace with cast iron burner with oak mantle, double glazed windows to two elevations, T.V. aerial socket and ceiling spotlights.

LIVING KITCHEN 22'2" x 15'9" (6.76m x 4.80m)

An exceptionally spacious open plan living kitchen with five panel double glazed fold-back doors opening onto the rear gardens, double glazed windows to two elevations, kitchen units from the Symphony Linear range. Linear's minimal aesthetic is driven by simplicity of form, stripped of embellishment to create radically simplified designs, functional, yet beautiful. Silestone working surfaces, Blanco sink and taps, Porcelanosa tiled flooring and dining area. Integrated Bosch stainless steel double oven, feature central island with matching working surface, Bosch 5 ring gas hob with ceiling hung extractor unit, Bosch integral dishwasher, fridge and freezer, ceiling spot lights, tiled flooring with underfloor heating.

UTILITY ROOM 10'11" x 6'2" (3.33m' x 1.88m")

Double glazed door out, Ideal gas fired central heating boiler, fitted units with sink.

FIRST FLOOR

LANDING

Double glazed window to rear with rural views, built-in airing cupboard, panelled doors off.

MASTER BEDROOM 15'9" x 14'10" (4.80m x 4.52m)

Double glazed windows to two elevations, two radiators, T.V. aerial socket and ceiling spotlights.





EN-SUITE SHOWER ROOM 9'10" x 7'2" (3.00m x 2.18m)

Superbly appointed with Laufen white suite comprising walk-in shower unit with chrome fittings including fixed shower head and adjustable hose, wash hand basin with drawers beneath, low flush w.c., tall chrome heated towel radiator, ceramic tiled surrounds and flooring, ceiling spotlights and light tunnel, extractor fan.

GUEST BEDROOM 15'8" x 12'0" (4.78m x 3.66m)

Double glazed window to front, radiator and T.V. aerial socket.

EN-SUITE SHOWER ROOM 11'0" x 6'10" (3.35m x 2.08m)

New white suite with fitted shower unit with fixed shower head and adjustable hose, wash hand basin with drawers beneath, low flush w.c., tall heated towel radiator, ceramic tiled flooring and surrounds, ceiling spotlights, and extractor fan.

BEDROOM 3 14'0" x 9'10" (4.27m x 3.00m)

Double glazed windows to two elevations, radiator and T.V. aerial socket.

BEDROOM 4 10'2" x 9'0" (3.10m x 2.74m)

Double glazed window to rear, radiator and T.V. aerial socket.

FAMILY BATHROOM 10'10" x 10'2" (3.30m x 3.10m)

Quality white four piece suite comprising panelled bath, chrome mixer tap over with shower attachment, separate tiled shower unit with glazed partition, fixed shower head and adjustable hose, wash hand basin, low flush w.c., double glazed window, tall chrome heated towel radiator, extractor fan and ceiling spotlights.

OUTSIDE

DOUBLE GARAGE

With further parking to front.

Good sized garden enjoying spectacular views over fields to the rear, with lawn, paved patio and pathways, hawthorn hedge and fenced boundaries. To the side of the house is a useful area with gate to front. The property occupies a pleasant position with a landscaped front garden with lawns, flower and shrub beds, paved path.

Mulberry Homes come with a 10 year Premier Warranty. The choice available of some of the finishes depends upon the construction stage of the new home. Optional extras may also be purchased to personalise the property. Please ask the Sales Advisor for further details.





The general specification is correct at the time of printing, however it may vary during construction. Individual plots and house types may vary. Please check with your Sales Advisor to clarify the specification for each individual home at Stokes Rise. The site plan is not to scale and is for identification purpose only. Dimensions as taken may vary during construction. The photographs used are typical for the house type, but may vary. This brochure, the descriptions and measurements herein do not form part of any contract, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. (July 2018)

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B

COUNCIL TAX

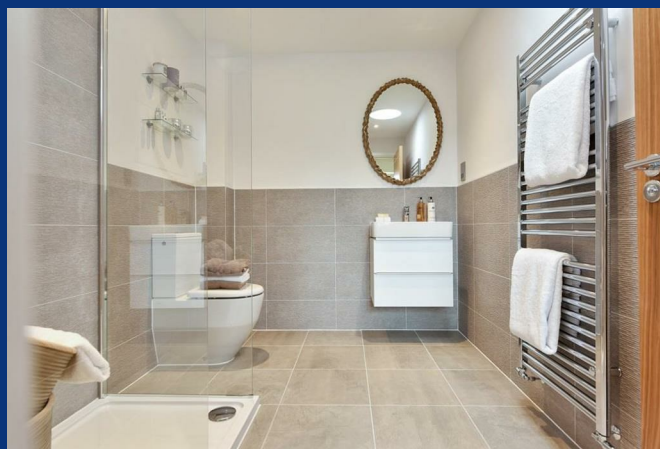
Council Tax Band - For further information contact Harborough District Council 01858 828282

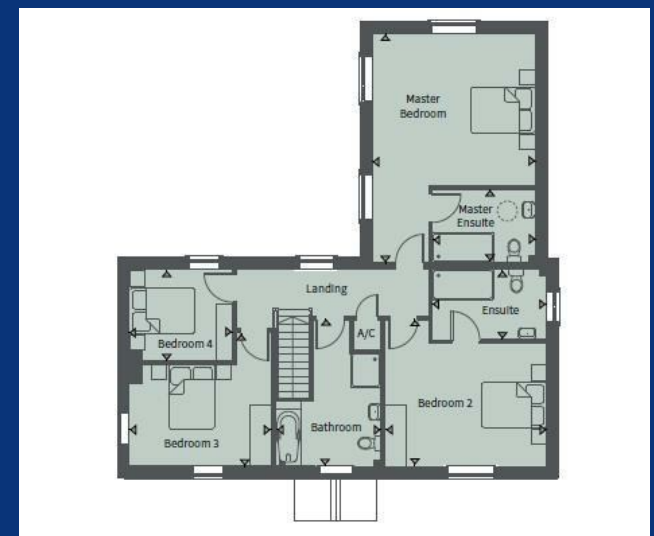
STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000 Zero The next £125,000 (the portion from £125,001 to £250,000) 2% The next £675,000 (the portion from £250,001 to £925,000) 5% The next £575,000 (the portion from £925,001 to £1.5 million) 10% The remaining amount (the portion above £1.5 million) 12% A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





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