



**“Executive Village Living!”**







Purlieu Court  
Naseby  
NN6 6AN





## **“Executive Village Living”**

**Built in 2013 by the renowned builder, Francis Jackson Homes, this executive detached residence is nestled within a select development located in the desirable village of Naseby, and boasts an immaculate interior, generous proportions throughout, a private south facing garden and a double garage!**







## Property Highlights

Formerly a four bedroom detached property and re-configured to a create an extensive three bedroom home, the current owners have finished this fantastic property to a high standard after beautifully extending to create an open plan kitchen with under floor heating and three en-suite double bedrooms, with the potential to convert back to four!

Sought after village location with the local shop, pub, church and primary school within walking distance. The property benefits from being within driving distance into Market Harborough, as well as offering convenient access to the A14 and the M1.

Welcoming entrance hall boasting ceramic tiled flooring, a fitted floor mat, an under-stairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully presented living room with a window to the front elevation, a fantastic fireplace with a multi-fuel burner, and double doors lead into the kitchen.

Fantastic kitchen/dining room, having been tastefully extended by the current owners, boasting ceramic tiled flooring, LED ceiling spotlights, electric controlled Velux windows with fitted blinds injecting an abundance of natural light and bifold doors lead out to the garden.



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The high-quality kitchen comprises an array of eye and base level units, a granite work-surface, a one and a half bowl sink with a mixer tap, ceramic wall tiling, and a breakfast bar with space for four stools. Appliances include a Neff double oven with a built-in microwave, a Neff extractor hood, an AEG induction hob, an integrated fridge freezer and a dishwasher.

Separate utility room with continued tiled flooring, LED ceiling spotlights, eye and base level units, ceramic wall tiling, a roll top work-surface, a stainless-steel sink, space for a washing machine and tumble dryer and a door to the garden.

Spacious ground floor study/formal dining room, offering a flexible layout, with a window to the front elevation.

Guest WC with ceramic floor and wall tiling, LED ceiling spotlights, a pedestal wash hand basin and a low-level WC.

Stairs rise to a naturally light first floor landing with a window overlooking the garden with built in black out blinds, LED ceiling spotlights and an airing cupboard.

Three well-presented double bedrooms, all boasting LED ceiling spotlights, fitted black out blinds and en-suite shower rooms.





## Property Highlights

The main bedroom boasts a dual aspect flooding the room with natural light, fitted wardrobes, a storage cupboard and an en-suite bathroom. The en-suite comprises ceramic floor and wall tiling, LED spotlights, a chrome heated towel rail and a white four-piece suite to include a panel enclosed bath, a shower cubicle, a pedestal wash hand basin and a low-level WC.

The second bedroom also benefits from fitted wardrobes, and bedroom three provides a storage cupboard and a loft hatch to an attic with a power and lighting.

Detached double garage with an electric up and over door, power supply, lighting and a side door through to the garden.







## Outside

Occupying a desirable corner plot, the property boasts a neat and attractive frontage featuring a lawn, planted borders and off-road parking for up to four cars. There is access to a double garage and a pathway leads to the front door and a gate to the rear garden.

The delightful south facing rear garden is a true sun trap and has been beautifully maintained whilst also offering a high degree of privacy. The garden features a generous lawn, a host of well stocked planted borders, a paved patio area, outdoor power sockets, an outside tap and a discreet space around the side providing log storage. The garden wraps around to the side of the property where there is an additional patio and lawn area, a covered canopy by the utility room door, space for a greenhouse/shed, a door to the garage and a gate to the front elevation.





## Measurements

Living Room - 5.49m x 3.86m (18'0" x 12'8")

Study/Dining Room - 4.22m x 3.73m (13'10" x 12'3") max

WC - 1.45m x 1.32m (4'9" x 4'4")

Utility - 2.36m x 2.29m (7'9" x 7'6")

Kitchen/Dining Room - 9.27m x 4.24m (30'5" x 13'11") max

Main Bedroom - 5.44m x 4.01m (17'10" x 13'2") max

Main En Suite - 3.4m x 2.62m (11'2" x 8'7") max

Bedroom Two - 3.63m x 3.28m (11'11" x 10'9")

En Suite Two - 2.67m x 1.45m (8'9" x 4'9")

Bedroom Three - 5.38m x 3.66m (17'8" x 12'0") max

En Suite Three - 2.18m x 1.27m (7'2" x 4'2") max

Double Garage - 5.66m x 5.56m (18'7" x 18'3")

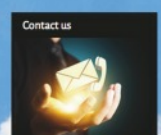
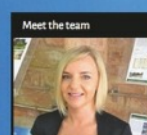


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