



Sawpit Lane

GREAT EASTON, MARKET HARBOROUGH

JAMES
SELICKS

Occupying a quiet position within the highly regarded village of Great Easton, this handsome detached, modern residence offers an exceptional standard of living, combining generous proportions with elegant presentation throughout.

Extending to over 1,300 sq. ft, the property has been thoughtfully arranged to provide both versatile reception space and a superb open-plan living kitchen with a vaulted ceiling. With its blend of space, light and refined finish, this is a home perfectly suited to modern life in a most desirable rural setting.

Handsome detached residence in an attractive village setting • Generous and beautifully balanced accommodation extending to approximately 1,374 sq. ft • Stunning open-plan living kitchen, with vaulted ceiling • Two elegant reception rooms offering flexibility of use • Three well-proportioned bedrooms, including a spacious principal suite • Downstairs bathroom • Separate utility room • Off road parking • Delightful rear garden with terrace and outside studio • Immaculately presented throughout with a high quality finish

Accommodation

The property is entered via a welcoming and light-filled reception hall, setting the tone for the accommodation beyond. A beautifully proportioned sitting room lies to the front and a further reception room, which can be used as either living accommodation or bedroom three.

To the rear, the house opens into a magnificent living kitchen, undoubtedly the heart of the home, fitted with an extensive range of cabinetry and integrated appliances, with a vaulted ceiling. There is ample space for dining and informal seating, with an abundance of natural light and direct access to the garden through two sets of bifold doors, creating a seamless connection between indoor and outdoor living. A separate utility room and downstairs bathroom further enhance the practicality of the ground floor.

The first floor leads to two generous bedrooms. The principal suite is particularly impressive, with an en-suite and walk in cupboard, whilst the remaining bedroom is well proportioned. Off the landing is eaves storage, and the boiler house.

Outside

The property is approached via a generous driveway, providing ample off-road parking. To the rear, the gardens are a true highlight, enjoying a high degree of privacy. A paved terrace provides an ideal space for al fresco dining and entertaining, beyond which the lawned garden is beautifully maintained, creating a tranquil and picturesque setting. A useful versatile outbuilding can be used for a variety of purposes. The garden has been well stocked by the current owners.

Location

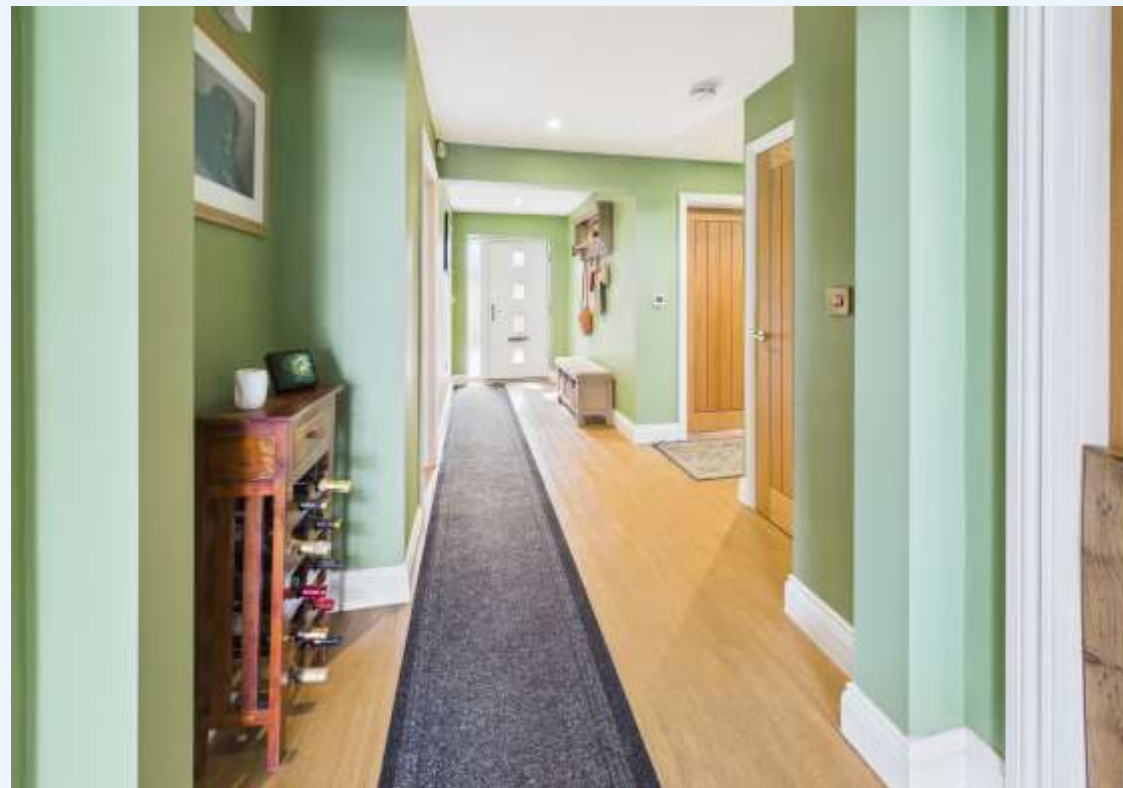
Great Easton is set within the beautiful Welland Valley, a popular village that is in highly accessible yet unspoilt rolling countryside. The village contains a popular and recently renovated public house, The Sun Inn. There is also a farm shop, coffee shop, an active village hall and a 13th century parish church at St. Andrews. There is an excellent primary school on the edge of the village, further schooling in Market Harborough, as well as renowned public schools of Uppingham, Oakham, Oundle and Stamford, all of which are within easy daily reach.



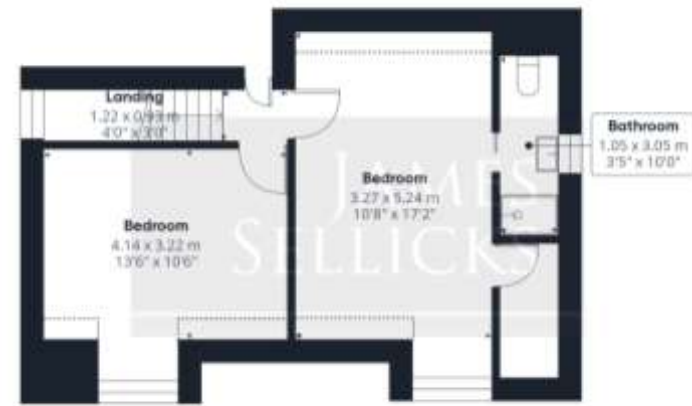
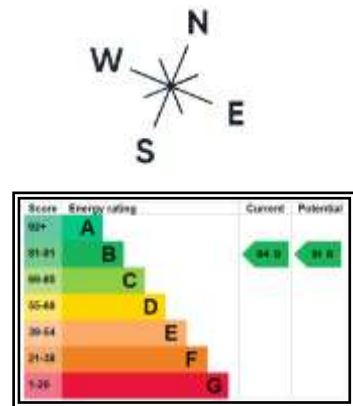


The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with Market Harborough, Corby, and Kettering providing train services to London St. Pancras in just over an hour.

- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed. Built in 2019. Tax Band: E
- Conservation Area: Yes, Great Easton Conservation Area
- Services: The property is offered to the market with all mains services and gas-fired central heating and wet underfloor heating
- Meters: Electric smart meter and a water meter
- Broadband delivered to the property: FTTP
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Yes
- Flooding issues in the last 5 years: No
- Accessibility: Two storey dwelling
- Planning issues: None our clients are aware of
- Satnav Information: The property's postcode is LE16 8FS and house number 1.







Floor 2



Floor 1

Approximate total area⁽¹⁾

127.6 m²
1374 ft²

Reduced headroom

2.7 m²
29 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com

Please follow us on Instagram:



#teamselicks

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 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.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 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.

