

Maple House
Marston Trussell, Market
Harborough
LE16 9TY

£1,200,000



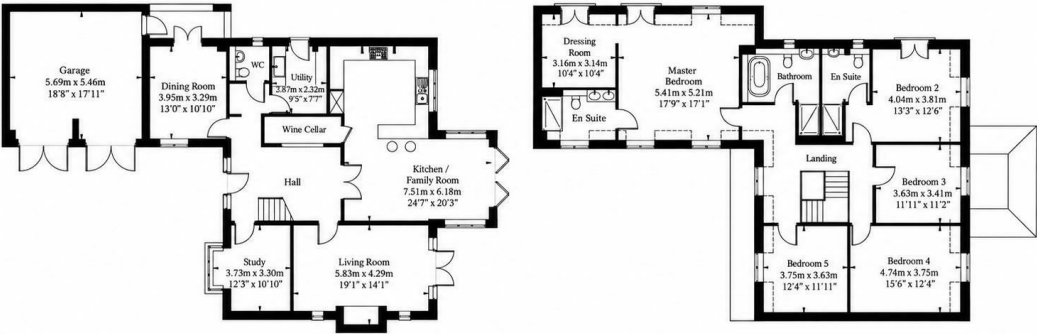
OSCAR JAMES

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FLOOR PLANS

Maple House

An exceptional five bedroom executive home with integral double garage
Total area: 302 sqm / 3250 sqft (including garage)



Ground Floor - 122.4 Sqm / 1317 Sqft*			
Living Room	5.83m x 4.29m	19'1" x 14'1"	
Kitchen/Family Room	7.51m x 6.18m	24'7" x 20'3"	
Study	3.73m x 3.30m	12'3" x 10'10"	
Utility	2.87m x 2.32m	9'5" x 7'7"	
Play/Dining Room	3.95m x 3.29m	13'0" x 10'10"	
Garage	5.69m x 5.46m	18'8" x 17'11"	



* Excluding Garage

Door and window details may vary on some plots, please check with your Sales Advisor. The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor.



AT A GLANCE...



Three spacious reception rooms



Fantastic open plan kitchen/
dining/ family area



Five spacious bedrooms



Two en-suite shower rooms and a
family bathroom



Fantastic wrap around, landscaped
garden



Double garage and ample off road
parking



WHAT'S GREAT?

Maple House is an exquisite five-bedroom executive home, nestled in the heart of the picturesque village of Marston Trussell. This outstanding residence simply must be viewed to be fully appreciated.

Positioned behind electric gates within a small, exclusive development and enjoying beautiful countryside views, properties of this quality rarely come to the market.

Boasting spacious and versatile accommodation arranged over two floors, the ground floor comprises an inviting entrance hall, formal lounge, second sitting room, study, fabulous open-plan kitchen/dining/family room, utility room, ground-floor WC and, perhaps our favourite feature, a wine cellar.

On the first floor, there are five generous bedrooms, along with a lavishly appointed family bathroom. Bedrooms one and two both benefit from equally impressive en-suite facilities, while the principal bedroom also enjoys the luxury of a walk-in dressing room.

Outside, this wonderful home continues to impress, with a beautifully landscaped wrap-around garden that has been thoughtfully designed to make the most of its rural setting and far-reaching countryside views.

To the front, a large driveway provides ample parking and leads to the double garage.

As mentioned previously, Maple House really does need to be viewed to be fully appreciated, and strong levels of interest are anticipated.

Property brochure to follow.

For further information or to arrange your internal inspection, contact the sole selling agents, Oscar James, today.

...expect excellence



SELLER'S SECRET

Maple House offers a rare opportunity to combine the tranquillity and character of village life with the convenience of Market Harborough close at hand – an appealing setting for those looking for a distinctive Northamptonshire home in a genuinely attractive rural location.



Why we like it....

A quintessential Northamptonshire village setting, surrounded by beautiful countryside yet just three miles from the amenities and mainline connections of Market Harborough. With its combination of peaceful village life, beautiful countryside, nearby amenities and excellent access to Market Harborough and its mainline railway station, Marston Trussell offers an appealing balance between rural tranquillity and everyday convenience.

To buy or not to buy....

OSCAR JAMES

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