

Castle Lane

GREAT EASTON, MARKET HARBOROUGH



JAMES
SELICKS



An exceptional and beautifully appointed four-bedroom detached residence built by locally renowned Langton Homes in 2018, occupying a particularly generous plot within the highly regarded Welland Valley village of Great Easton. Offering over 2,600 sq. ft of thoughtfully designed accommodation, this outstanding home combines elegant interiors with superb open-plan living and a seamless connection to its landscaped gardens.

Exceptional Langton Homes built detached family home extending to over 2,600 sq. ft • Impeccably presented with a high-quality contemporary finish • Stunning open-plan living dining kitchen • Stunning David Salisbury orangery • Four generously proportioned double bedrooms • Principal suite with walk-in wardrobe and ensuite • Versatile home office or additional reception room/snug • Double garage and ample driveway parking • Beautifully landscaped and private rear gardens • Sought-after Welland Valley village location

Accommodation

The property has been finished to an exacting standard throughout, with an emphasis on light, space and versatility. Of particular note is the impressive open plan living kitchen, and a striking David Salisbury orangery added by our clients in 2019, creating a wonderful environment for both everyday living and entertaining, all set within a peaceful and picturesque village setting renowned for its surrounding rolling countryside. The property boasts underfloor heating to the ground and first floors, Villeroy & Boch sanitaryware and Hansgrohe fittings to the bathrooms. Everything in this property is of exceptional standard.

The accommodation is arranged over two floors and has been designed with both elegance and practicality in mind. A welcoming entrance hall leads through to a beautifully proportioned sitting room, offering a refined yet comfortable space, enhanced by excellent natural light and a charming focal point.

To the rear, the property opens into an outstanding open-plan living dining kitchen, forming the true heart of the home. This impressive space is both stylish and functional, with a central island, extensive high-quality hand-built solid wood cabinetry and ample room for dining and informal seating. A separate utility room and ground floor cloakroom further enhance the practicality of the layout, while a versatile additional room offers space an ideal home office or snug. The adjoining David Salisbury orangery provides a striking architectural feature, flooded with natural light and offering delightful views over the garden, creating a seamless transition between inside and out.

To the first floor, a generous landing leads to four well-balanced double bedrooms. The principal suite is particularly impressive, benefitting from a dressing area and ensuite shower room. The remaining bedrooms are all of an excellent size and are served by well-appointed bath and shower facilities, providing flexible accommodation for family life and guests alike.

Outside

The property is approached via a generous driveway providing ample parking and access to a double garage, enhancing both convenience and curb appeal. To the rear, the gardens have been thoughtfully landscaped to create a beautifully balanced outdoor space, combining an expansive lawn with a central running water feature, paved seating areas ideal for al fresco dining and entertaining, all framed by borders of hedging, bay trees and exacting topiary. Enjoying a high degree of privacy, the garden provides a tranquil setting, perfectly complementing the peaceful village surroundings.





Location

Great Easton is a charming and historic village and one of the most attractive Welland Valley villages in highly accessible and yet unspoilt rolling countryside.

The village contains a public house, coffee shop, active village hall and a 13th century parish church at St. Andrews. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with the latter providing a good rail link to London St Pancras in under an hour. Corby also offers excellent communications into London St. Pancras with a half hourly service every day.

Tenure: Freehold

Local Authority: Harborough District **Council Tax Band:** G

Listed Status: Not Listed. Built in 2018

NHBC: Remainder of warranty till 2028

Conservation Area: Yes, Great Easton Conservation Area

Services: The property is offered to the market with all mains services, gas-fired central heating and wet underfloor heating. Wastewater is via a soakaway.

Meters: Electric and gas smart meters and a water meter

Loft: Boarded, insulated, lit with loft ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title available on request

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 8TT and house number 1.







Castle Lane, Great Easton, Market Harborough, LE16

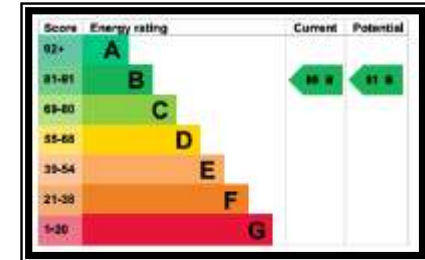


Approximate Area = 2338 sq ft / 217.2 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 2684 sq ft / 249.3 sq m

For identification only - Not to scale



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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.

