



FOXGLOVES
HOLT VIEW, GREAT EASTON

JAMES
SELICKS



“... FOUR-BEDROOM, DETACHED HOME ...”

Foxgloves is a four-bedroom detached home offering well-presented and generously proportioned accommodation with a delightful south-west facing garden, off-road parking, and a garage. This property enjoys a peaceful spot in a small gated development on the outskirts of the popular village of Great Easton.

Breakfast Kitchen • Two Reception Rooms, Study • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • South-West Facing Garden • Off-Road Parking, Single Garage • Village Location • EER - C •

Accommodation

A central entrance hall provides access to the ground floor that in brief comprises a breakfast kitchen, two reception rooms, a study, utility room and downstairs cloakroom. The breakfast kitchen sits at the front of the property offering a good range of fitted units with an integrated dishwasher, a Range style cooker and access to the utility room. The dining room is on the other side of the entrance hall with a door into a well-equipped study. The sitting room is at the rear overlooking the garden. A well-proportioned room with an open fire and two French doors opening out to the patio.

To the first floor there are four bedrooms and two bathrooms. The principal bedroom overlooks the rear garden and is complete with ample built-in wardrobes and an ensuite shower room. The further three bedrooms all feature built-in wardrobes and share the family bathroom.

Outside

The property is approached via shared block-paved driveway that leads to a private parking area for three vehicles and a detached single garage with an electric door. There is a small front garden bounded by picket fencing with a path leading to the front door and a pedestrian access to the left giving way to the rear garden. The rear garden has a south-westerly orientation and has been landscaped to create a useable and low maintenance outdoor space to enjoy throughout the year.



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, the popular Uppingham Community College just 5 miles down the road, further schooling in Market Harborough, as well as the 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.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Harborough District – Tax Band F

Tenure

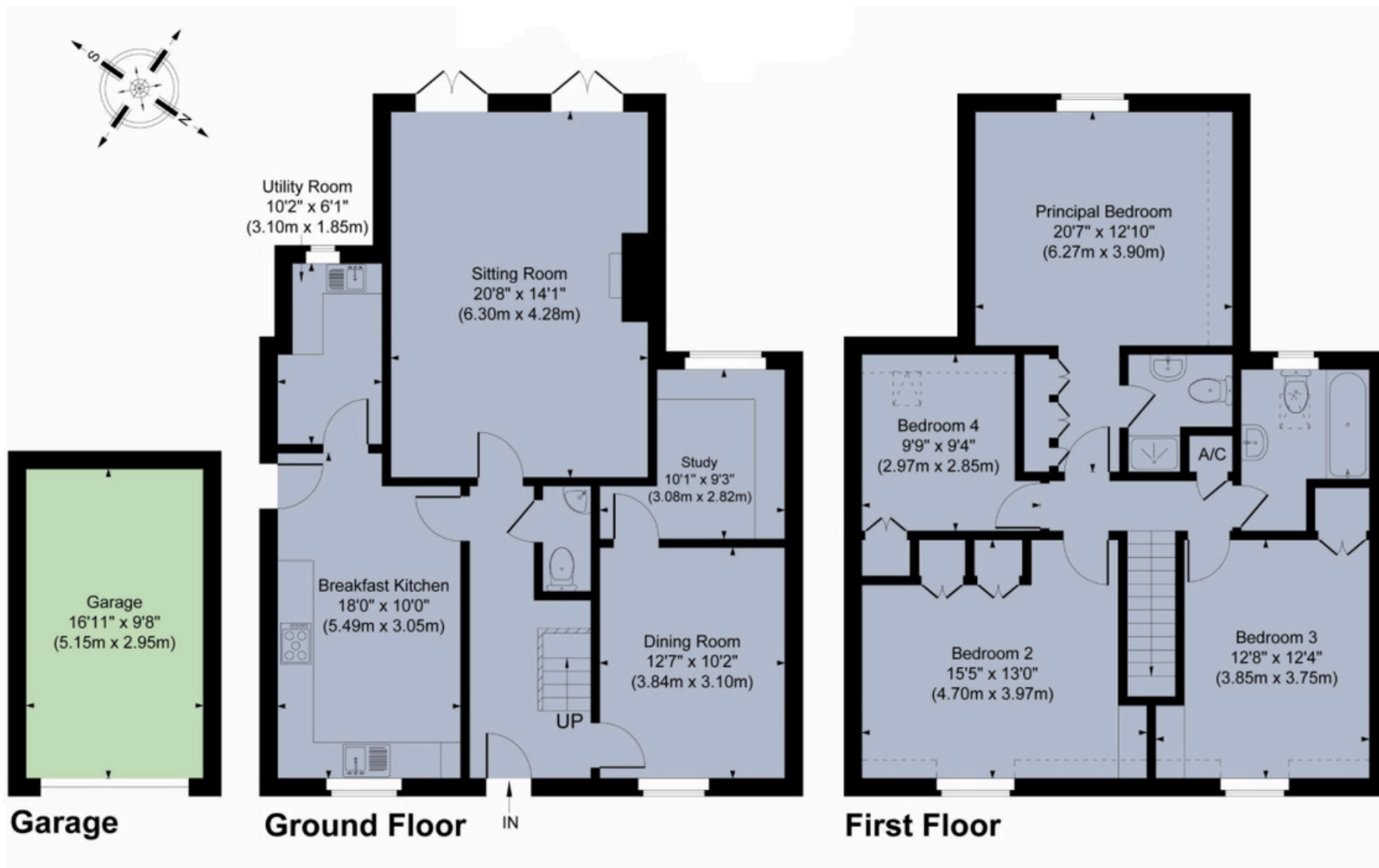
Freehold



Foxgloves, 2 Holt View, Great Easton, Market Harborough LE16 8TN

House Total Approx. Gross Internal Floor Area incl. Garage = **1830 ft² / 170 m²**

Measurements are approximate, not to scale, for illustrative purposes only.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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Measurements 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.

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