

HORNINGHOLD HOUSE

GREAT EASTON, LEICESTERSHIRE



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Horninghold House

Holt View, Great Easton
Leicestershire

A deceptively spacious five bedroom village home, situated in a small gated development with spectacular views to the rear over open countryside.

Entrance hall | Breakfast kitchen | Sitting room | Study | Dining room | Five bedrooms | Off road parking | Double garage | Stunning countryside views | No chain |

ACCOMMODATION

The property is entered through a timber and glazed door into a spacious entrance hall with solid oak flooring off which there is a downstairs WC, storage cupboard off and stairs rising to the first floor. The sitting room has two French doors to the rear overlooking the garden and countryside views beyond. This room features a stone fireplace with a wood burning stove inset. The dining room also benefits from French doors to the rear elevation. To the left of the entrance hall is the study which is fitted with office furniture. The breakfast kitchen has dual aspect to front and rear with a half glazed stable door to the garden. It benefits from a range of high quality cupboards and display cabinets, enamel sink, integrated whirlpool dishwasher, Belling Farmhouse gas range cooker with extractor hood above, space for white goods. There is also a central island unit with a granite top which provides breakfast seating and further storage. Off the kitchen is the utility room which offers further range cupboards and space and plumbing for white goods.

Stairs rise to the first floor landing which has a skylight, storage cupboard and loft access above. The master bedroom enjoys fitted wardrobes and an ensuite shower room off. There are four further

bedrooms all benefitting from fitted wardrobes. The accommodation is completed by the family bathroom comprising of a three piece suite.

OUTSIDE

The property is located at the head of a gated development which is accessed through electric gates. To the front of the property is a block paved driveway proving off road parking and access to the integral double garage which in turn has a door to the rear garden. A timber side gate leads to the side garden which provides a hard landscaped area with wood store. A further gate leads to the rear garden which is mainly hard landscaped with timber decking running along the rear of the property. There is also a raised paved terrace perfect for entertaining offering stunning rural open countryside views. A brick outhouse completes the outside space.

LOCATION

Great Easton is considered to be one of the most attractive Welland Valley villages in highly accessible and yet unspoilt countryside. The village contains a public house, shop, post office, active village hall and parish church. The nearby market towns of Uppingham and Market Harborough provide a good array of shops and supermarkets and there are regular direct trains to London St Pancras. Excellent schooling is available in nearby Uppingham, Oakham and Stamford and the local village primary school of Bringhurst is classed as outstanding.

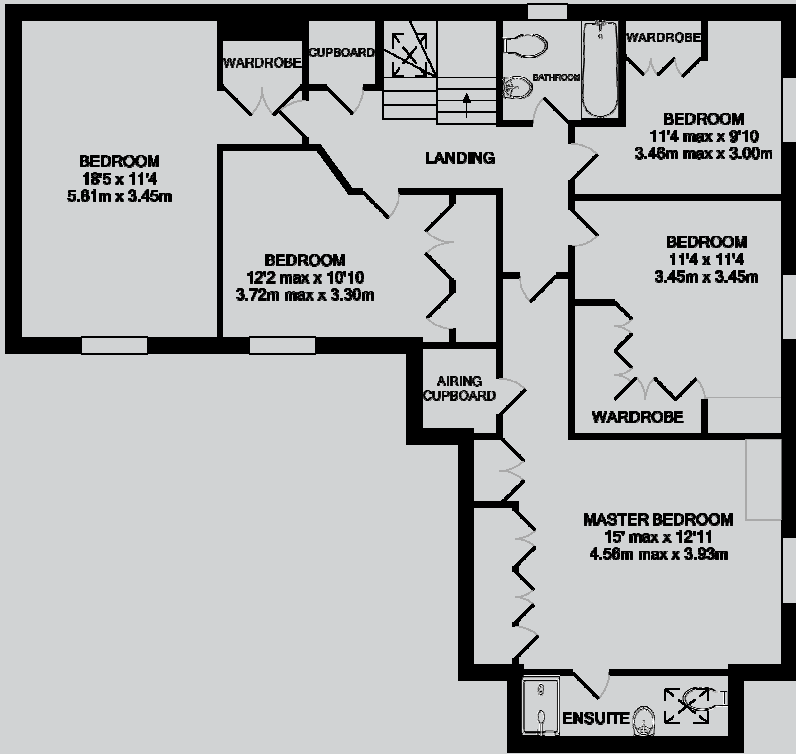
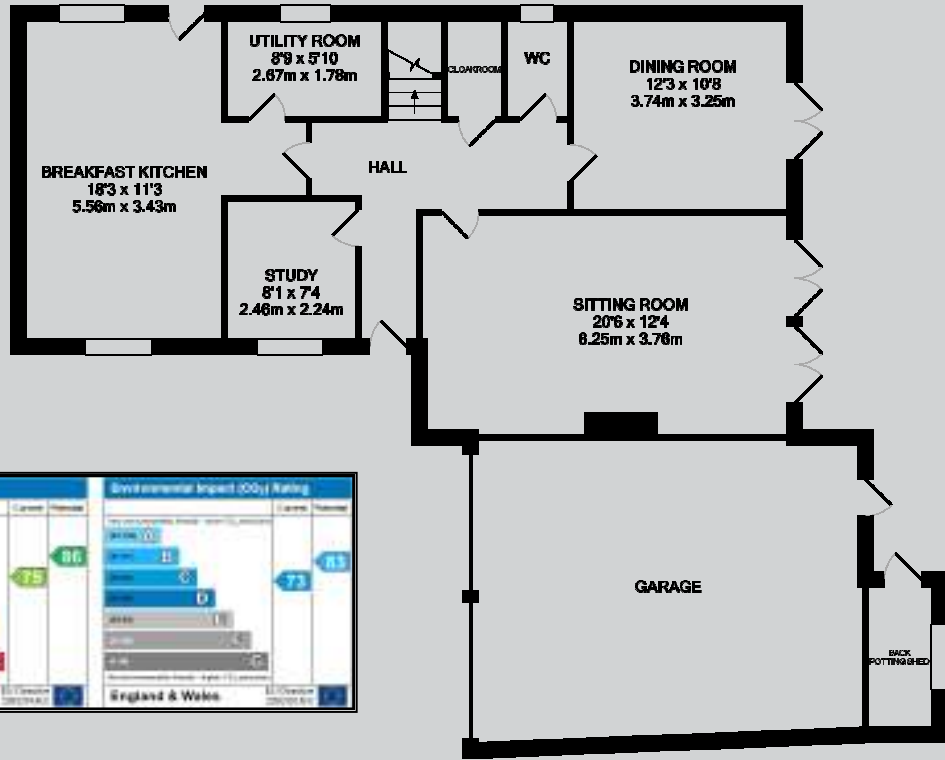
DIRECTIONAL NOTE

Proceed out of Market Harborough on the A4304 St Mary's Road, at the roundabout take the third exit onto the A427, turn left onto the B664 continue on this road until reaching Medbourne. At Medbourne bear right onto Drayton Road as sign posted to Great Easton. On entering the village continue on Great Easton Road, which becomes Barnsdale and eventually Cross Bank. Take a left hand turn at the fork in the road onto High Street where the property may be found on the left as indicated by our Agents for sale board.





Total Approx Gross Internal Floor Area = 224.2 sq/m – 2414 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



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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.