

make the move



**Lime Tree House**  
**23 The Hardwicks**  
MELTON ROAD, SHANGTON  
LEICESTERSHIRE, LE8 0PS

Price guide  
**£1,500,000**

**FIRST RELEASE**

A unique opportunity to purchase a fine five detached, stone fronted property within this idyllic location with the additional bonus of a two bedroom semi detached property within the property footprint.

These well positioned properties enjoy elevated views across the green to the front and the tennis court to the rear.

This property is constructed to the highest specification with hand crafted bespoke kitchens, well appointed bathrooms. Block and beam to the first floor enabling underfloor heating throughout the design

Viewings commencing September 21, 2020 01858 450020 to book your appointment.

ANTICIPATED COMPLETION JANUARY 2021

An all-purpose tennis court and pavilion has been designed and constructed for the exclusive use of The Hardwicks' occupants.

- Idyllic location
- Outstanding views
- Tennis court & pavilion
- High specification
- Underfloor heating throughout
- Bespoke kitchen & boot room
- Well appointed bathrooms
- 10 year guarantee

## THE HARDWICKS

Comprising of 26 properties of individual design.

Hardwicks Developments will be releasing a total of 15 unique and bespoke properties tailored to the highest of expectations and incorporating the demands and design one would expect from today's living.

Surrounded by open countryside, The Hardwicks residents can benefit from a private bridle path providing access to the village of Gloomston.

An all weather tennis court is for the use of the residents along with a newly constructed Pavilion.

### LOCATION

The Hardwicks is approached via a planted tree lined drive and is in close proximity to the sought after village of Shangton which lies approximately 7 miles north east of nearby town of Market Harborough, and approximately 10 miles south east of Leicester City Centre. Leicester offers all one would expect from a major city whilst the nearby town of Market Harborough provides for specialist shopping, educational, medical, leisure and entertainment with both offering excellent mainline train services.

### CONSTRUCTION & DETAILING

Block & beam construction  
Ironstone with stone cills & headers  
Stone quoins  
Sash windows  
Slate roofs  
Underfloor heating to all floors  
Air source heat pump  
Intruder alarm  
Roof lantern to kitchen

### KITCHENS

Hand crafted to exacting standards  
Painted Shaker style  
Oak lined  
Oak larder units  
Quartz preparation surface and upstands  
All appliances to include electric Aga with induction hob  
Wine chiller  
Quooker flex boiling water tap

### BOOTROOM

Bespoke designed boot storage & coat storage  
Painted Shaker style  
Oak lined  
Quartz preparation surface and upstands

### SITTING ROOM

Log burner installed

### STAIRS & LANDING

Of oak & glass

### BATHROOMS & EN-SUITES

Well appointed  
Contemporary sanitaryware  
Free standing baths  
Oversized shower enclosures

### DRESSING ROOMS

Fitted where applicable

### FLOORING

Hard flooring, tiles & carpet throughout

### GARAGE

Hard wood electric doors with internal & external courtyes doors

### OUTSIDE

Hand crafted wrought iron railings and electric gate to front  
Permeable block paving  
Landscaped gardens  
Iron stone walling (Willow & fencing to cottage)  
Patis  
External lighting  
External tap  
Additional land may be available

### UTILITIES

Superfast Fibre Broadband by Virgin  
Mains water & electric  
Private sewage system

### MANAGEMENT COMPANY

The Hardwicks management company has been formed and will be operational on occupation. The costings are for attenuation pond, tennis court & Pavilion.

### VIEWING ARRANGMENTS

Strictly by appointment via Naylor's estate agents. We respectfully ask you not to venture on the site unaccompanied by a representative.



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**01858 450020**