

GOADBY, LEICESTERSHIRE LE7 9EE

Peace Hill Grange





a delightful family home



■ Built in 2004 by Harbook Homes, one of the most substantial new build properties to be offered on the market during 2006.

■ Offering the highest specification in terms of design, build and fit out a delightful family home set in open and undulating countryside. The property provides accommodation over 4,500 square feet and enjoys fine and far-reaching south and west facing views. The accommodation in brief includes entrance hall, living kitchen room, drawing room, study, dining room, conservatory, seven bedrooms and four bathrooms. In addition are three garages and office space above.

■ The Village of Goadby is a quiet and peaceful east Leicestershire village and provides a charming range of historic and modern property. Local services can be found in Billesdon, Tugby and Medbourne. Further amenities include schooling, recreational leisure and shopping services are available in Market Harborough, Uppingham and Leicester.

■ The M1 motorway is close by at Leicester with access North and South. The A14 is accessible at Kelmarsch for East and West travel. Market Harborough has a mainline railway station to London St Pancras in just over one hour.

■ This property is offered with the Agent's highest recommendations.



offering the highest specification in terms of design, build and fit out



ENTRANCE PORCH accessed through electronic security gates and across a private courtyard. Solid timber front door with inset bevelled glass observation panel.

RECEPTION HALL grand split level staircase to first floor accommodation and galleried landing, ceramic tiled floor, access to all ground floor living, low voltage halogen lighting, entry phone security system.

DOWNSTAIRS CLOAKROOM window to front elevation, low flush wc, wash hand basin inset in unit with additional storage below, chrome ladder radiator, extractor fan, ceramic tiled floor, low voltage halogen lighting.

STUDY internal window to conservatory, wooden floor, low voltage halogen lighting.

LIVING KITCHEN ceramic tiled floor, part exposed brick walls, bay windows and glass roof with far reaching west views, French double doors to garden, low voltage halogen lighting, wiring for plasma screen.

BESPOKE KITCHEN wide range of solid wood base units to include numerous units, drawers, vegetable basket storage, integrated dishwasher, granite preparation surface over, stainless steel Stoves electric five hob halogen cooker with oven, grill and pan drawer, stainless steel extractor canopy over, inset sink with mixer tap over, island unit, to include microwave shelf, wine racks, pan storage, breakfast bar with drawers and further storage, wall mounted shelves with down lighting, windows to rear and side elevation benefiting from far reaching views of some of Leicestershire's finest countryside. Pantry providing extensive storage, vegetable baskets, wine racks, low voltage halogen lighting, ceramic floor.

UTILITY ROOM stable door with glass panel insert leading to conservatory, space and plumbing for washing machine and tumble dryer, airing cupboard with slatted shelves housing central heating boiler, wooden preparation surface, inset Belfast sink with mixer tap over, a range of eye level units, ceramic floor.

CONSERVATORY ceramic tiled floor, side door leading to garden, exposed brick walls, double doors to garden, access to garage, views to courtyard and open countryside.

LIVING ROOM French doors to garden, low voltage halogen lighting, feature limestone fireplace and hearth housing open fire.

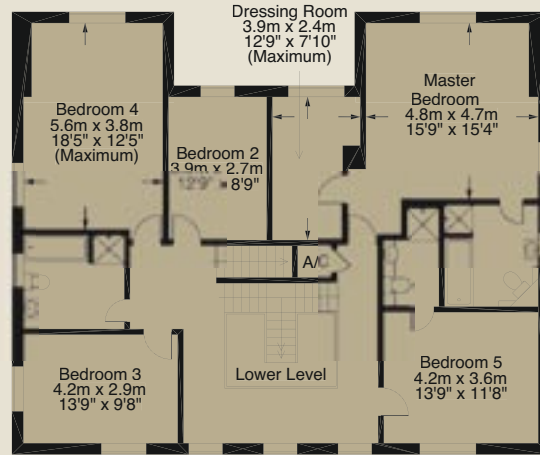
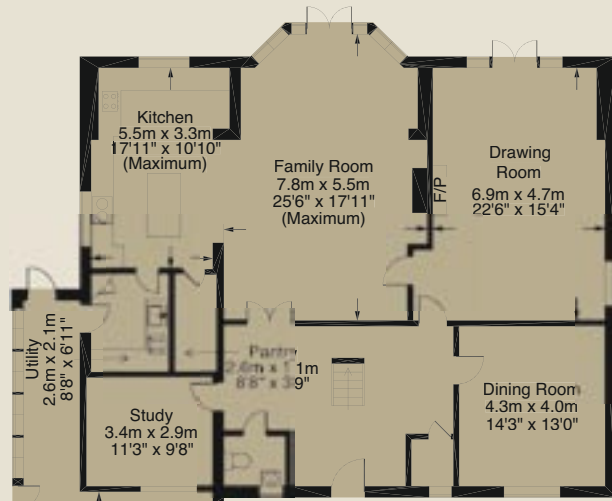
DINING ROOM window to front elevation, low voltage halogen lighting.

STAIRS TO GALLERIED LANDING, windows to front elevation, low voltage halogen lighting, airing cupboard housing hot water tank and shelving.

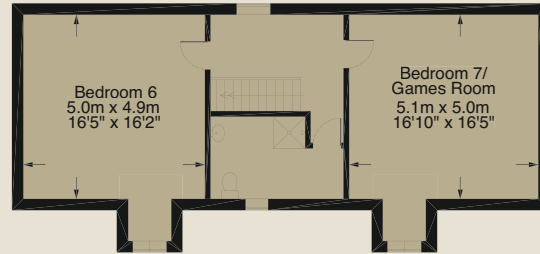
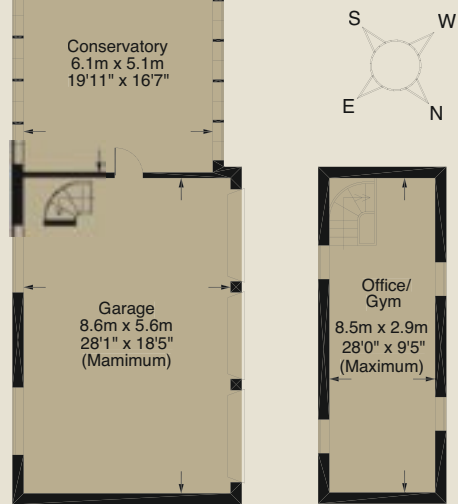
MASTER BEDROOM wiring for plasma screen, windows side and rear elevations.

EN-SUITE BATHROOM Heritage twin end bath, with swan neck mixer tap, fully tiled shower cubicle with glazed door, vanity unit with inset wash hand basin, low flush wc, storage shelves with drawers beneath, window to side elevation, chrome ladder radiator.

DRESSING ROOM storage cupboard, window to rear elevation.



First Floor

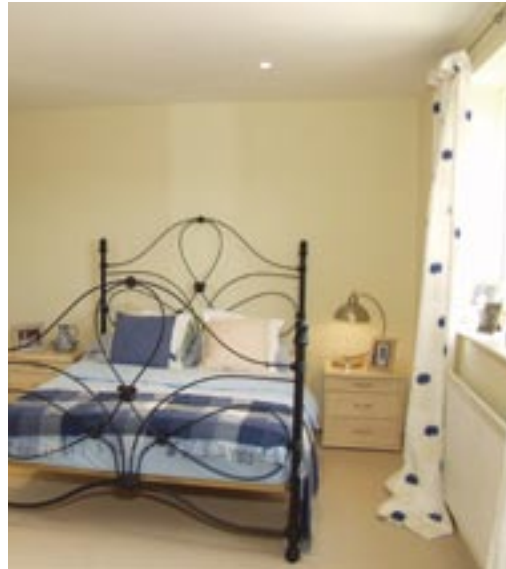


Second Floor

Ground Floor



set in open and undulating countryside



BEDROOM FIVE window to front elevation, television point.

EN-SUITE SHOWER ROOM glass door and tiled cubicle, vanity unit with inset wash hand basin, low flush wc, shelves and drawers beneath.

BEDROOM FOUR windows to front and side elevations, television point.

FAMILY BATHROOM Shower with glass door and tiled cubicle. Bath with mixer tap, low flush wc, wash hand basin, window to side elevation, part tiled walls, ladder radiator.

BEDROOM THREE windows to side and rear elevations, television point, low voltage halogen lighting.

BEDROOM TWO television point and windows to rear elevation.

STAIRS to second floor

LANDING Velux window to rear elevation, storage to eaves, low voltage halogen lighting.

BEDROOM SIX television point, storage to eaves, low voltage halogen lighting.

FAMILY BATHROOM Velux windows to front elevation, low flush wc, glass wash hand basin, shower with tiled cubicle, ladder radiator.

BEDROOM SEVEN/GAMES ROOM window to front elevation, television point.

OUTSIDE Three-car garage with electronic remote control overhead doors. Windows to rear, light and electric points, Belfast sink, stairs to office with windows front and rear, spotlights.

To the front of the property is car parking for four cars with gravel turning space, lawned area with box hedging and side access to rear garden. The rear garden is set to lawn with paved patio area enclosed by wall and hedging, west facing views, oil tank.

DIRECTIONS From the centre of Market Harborough proceed north on the Leicester Road until meeting the A6 roundabout. There after proceed north towards Melton Mowbray until reaching the village of Church Langton at which point turn right heading towards Stonton Wyville. Proceed until the T Junction at which point turn right and proceed along this road until signposted to Glooston and Goadby. Take this road through the first village until descending down the hill to Goadby. The property is the first property that can be seen on the right hand side. The access gates are just after entering the village on the right hand side.

* Detailed particulars prepared 6th September 2006.

These particulars are issued on the distinct understanding that all negotiations are conducted through James Sellicks Estate Agents.

The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for the loss or expenses incurred in viewing. James Sellicks Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not form part of the contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are purchasers or lessees and do not constitute part of an offer or good faith and are believed to be correct. Any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of James Sellicks Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rental and prices are quoted exclusive of VAT.

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