



Naylors

ESTATE AGENTS CHARTERED SURVEYORS



19 The Hardwicks

Hardwicks Drive Shangton, LE8 0PS

Guide Price £395,000

LAST PROPERTY NOW REMAINING

An opportunity to purchase a sensational two-bedroom semi-detached cottage designed and constructed to exacting standards by Messer's Hardwick Developments Ltd.

This Highly specified property benefits from Air source heat pump, bespoke 21' long kitchen to include AGA, bi-fold doors and roof lantern, fully tiled and carpeted through out well appointed bathrooms, sash windows and solid oak porch to name but a few.

One of four cottages available, this property boasts under floor heating to the ground via air source heat pump, exceptional living kitchen hand crafted by Harborough Kitchens, stylised tiling, boot room, two bathrooms, far reaching views from the upper floor whilst the ground floor overlooks the green to the front.

The development comprising of 26 individual properties is surrounded by some of south Leicestershire's finest open countryside. An all-purpose tennis court and pavilion has been designed and constructed for the exclusive use of The Hardwicks occupants.

VIEWING STRICTLY BY APPOINTMENT

Viewing

Please contact our Market Harborough Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.

- Traditional construction
- Slate roof
- Iron park railings to front
- Stone sills & lintels
- Sash windows
- Underfloor heating to ground floor
- Bespoke kitchen
- Bespoke boot room
- Well appointed bathrooms
- Electric Aga



2



2

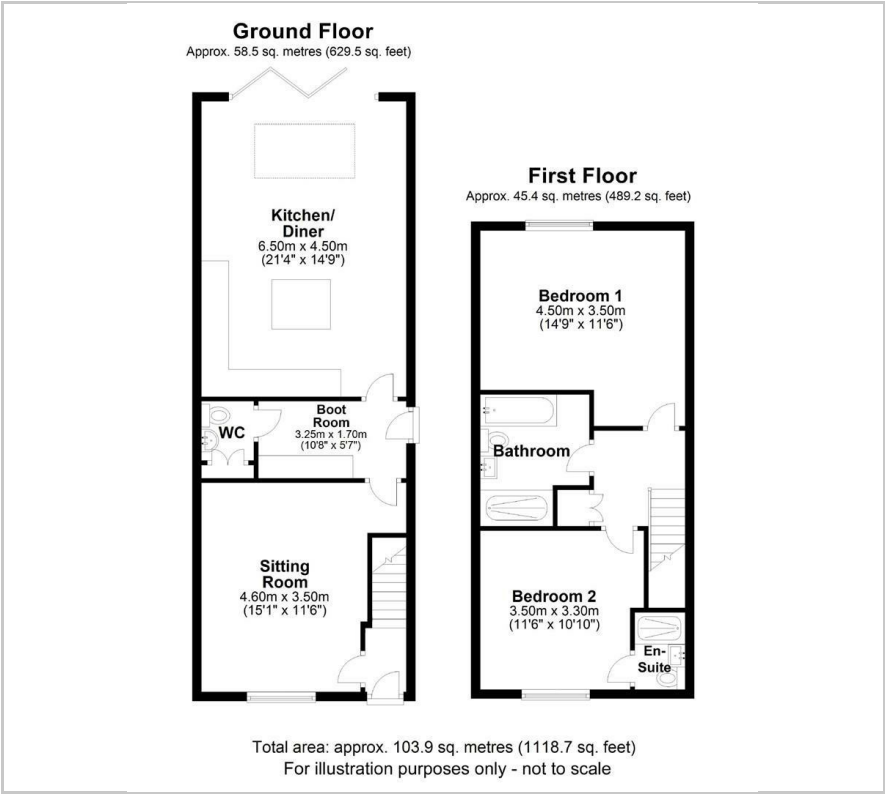


1



C

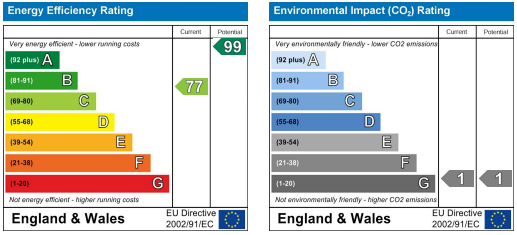
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.