



# Naylors

ESTATE AGENTS CHARTERED SURVEYORS



## 23 The Hardwicks

Hardwicks Drive, Shangton, LE8 0PS

### Asking Price £1,150,000

ONLY TWO NOW REMAINING

COMPLETION ANTICIPATED JULY 2022

The development comprises 27 individual properties and is surrounded by open countryside.

A unique opportunity to purchase a fine five bedroom detached, stone fronted property within this idyllic location.

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, operated via an air source heat pump. All appliances included and comprise of dishwasher, range cooker, American fridge freezer, wine cooler, washing machine, dryer and hot water tap.

The boundary is depicted by post and rail fencing and hand crafted wrought iron railings. Timber electronic gates to be erected to the front of the property.

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

The Hardwicks, live life a little less ordinary...

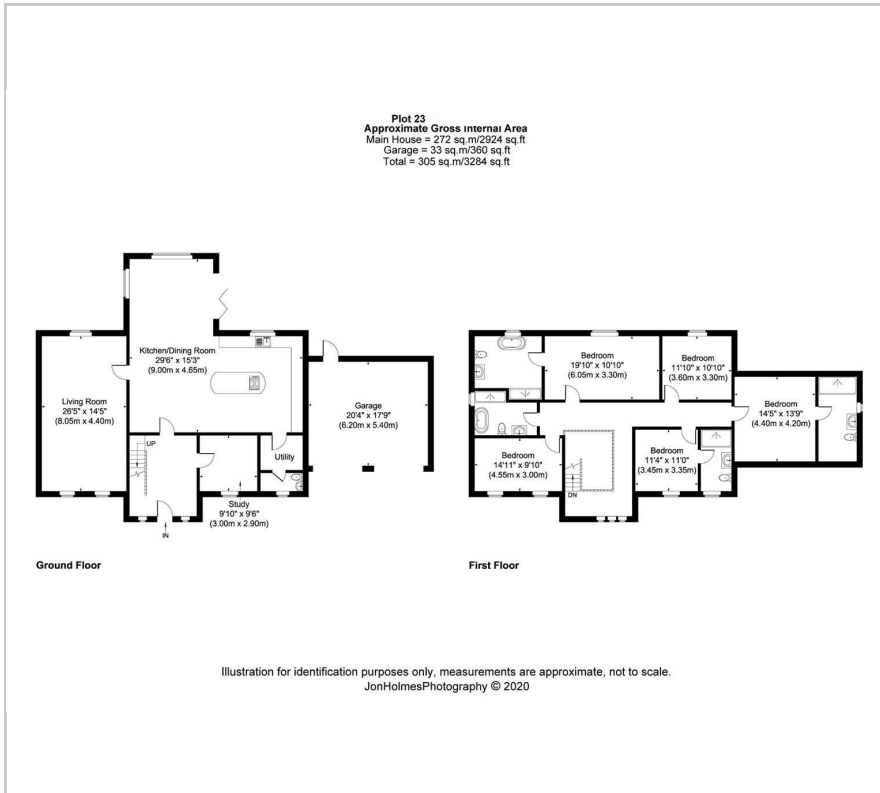
- Idyllic location
- Outstanding views
- High specification
- Underfloor heating throughout
- Solid floors to first floor
- Bespoke kitchen & boot room
- Well appointed bathrooms
- Air source heat pump
- 10 year guarantee

### 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.



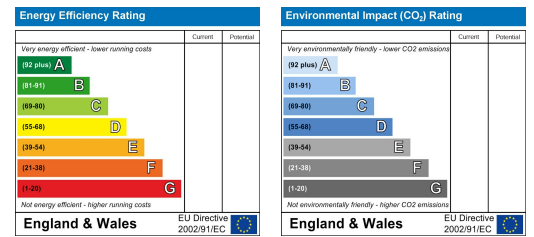
## Floor Plan



## Area Map



## Energy Efficiency Graph



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