



CONNAUGHT
P L A C E



GREAT GLEN

✦ SITUATED IN GREAT GLEN, LEICESTERSHIRE, CONNAUGHT PLACE OFFERS STATE OF THE ART MODERN LUXURY LIVING IDEAL FOR ALL FAMILY UNIT TYPES.

The village lies just off the A6, conveniently located for Leicester and Market Harborough, both offer a wider range of amenities catering for day to day needs and offer centres of employment. Both also offer a mainline rail link to London St. Pancras in around an hour.

Road communication links are good; Great Glen lies just off the A6 which runs from Loughborough to the north-west to the A14 just outside Kettering. Access to the M1 and M69 can be found at both Fosse Park (Junction 21) and at the Catthorpe Interchange (Junction 19). The A47 can be reached in around 20 minutes and will take you to Uppingham, Oakham and further afield to Peterborough.



Connaught Place comprises two spacious four bedroom detached homes and two semi-detached houses each with a master bedroom and en-suite, two further bedrooms, spacious kitchen / diner, utility room and comfortable family room.

Great Glen is an extremely popular south-east Leicestershire village and offers a wide range of local amenities including a village store, Co-Op, post office, hair salon, Methodist Chapel, three public houses, an attractive parish church at St. Cuthberts, and is surrounded by some of Leicestershire's most picturesque rolling countryside.

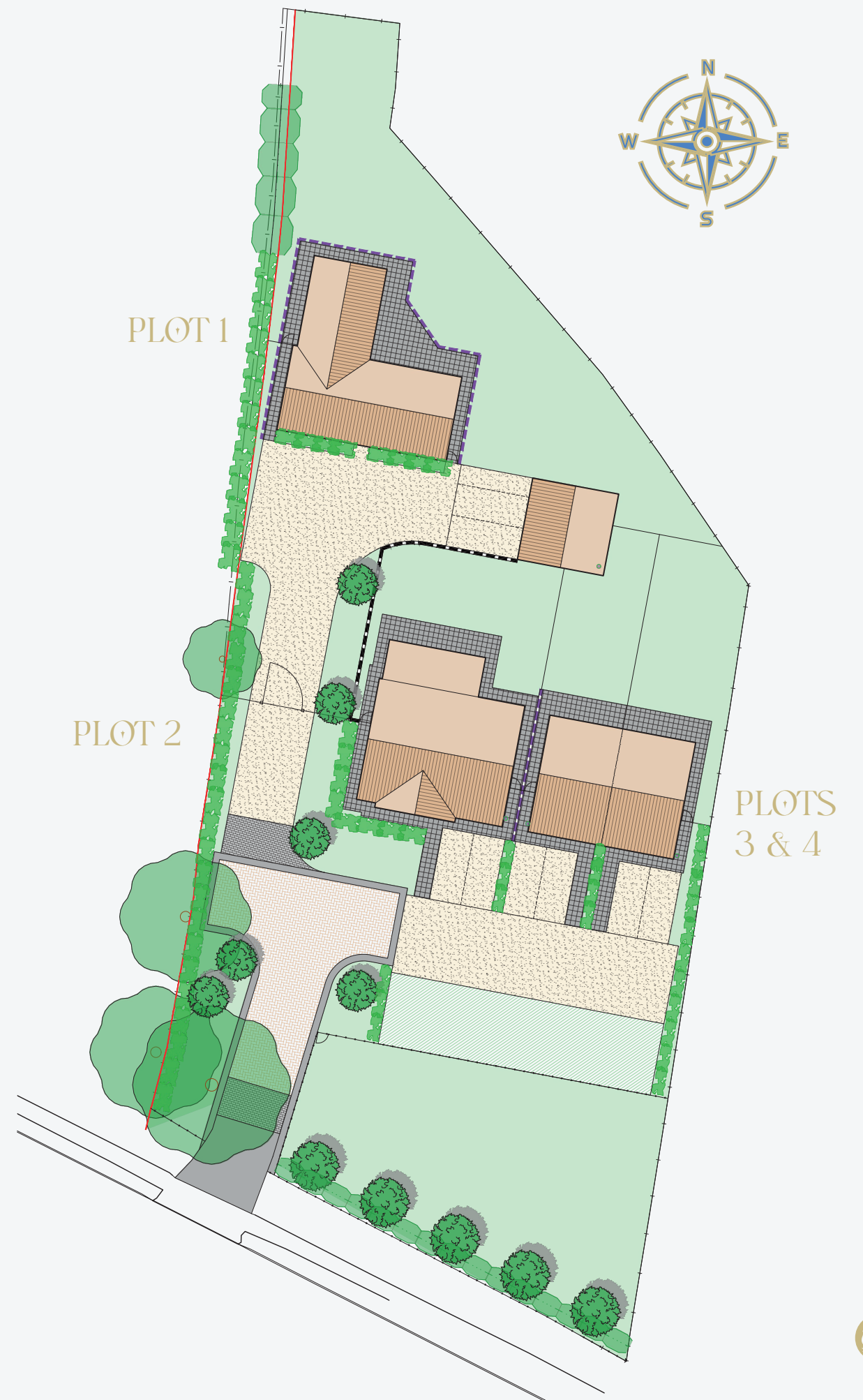


SCHOOLING ✦

Great Glen is home to some of the finest schooling within the county and contributes towards the driving factor for many families considering a move into the village. There are several nurseries located in and around the village, of note is Little Stars Nursery located on the school site within the village at St. Cuthberts C of E Primary School.

St Cuthbert's C of E Primary School offers primary education for children aged 4 - 11 years and feeds into The Kibworth Mead Academy in the neighbouring village of Kibworth, which provides education from 11 – 16 years. In the private sector a widely renowned group of schools form the Leicester Grammar School Trust and consists of the Leicester Grammar Junior School, Leicester Grammar School and Leicester Grammar School Stoneygate. Combined they offer education from ages 3 to 18 and are extremely popular.







STRATHEARN HOUSE

PLOT 1

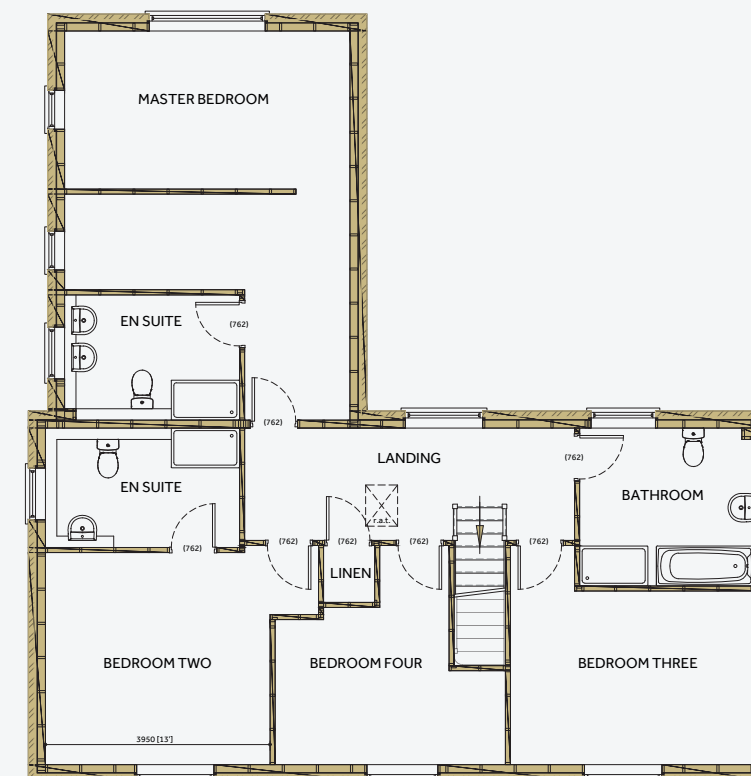


3 4 3

Area	Sq. M	Sq. Ft
Kitchen	5.01m x 6.83m	16' 5" x 22' 5"
Study	3.88m max x 2.1m	12' 9" max x 6' 11"
Dining Room	4.03m x 3.72m	13' 3" x 12' 3"
Drawing Room	4.26m x 5.91m	14' x 19' 5"
Utility	2.75m max x 2.2m	9' max x 7' 3"
WC	1.4m x 2.1m	4' 7" x 6' 11"
Master Bed	5.01m x 2.77m	16' 5" x 9' 1"
Dressing Room	5.01m x 1.68m	16' 5" x 5' 6"
Ensuite	3.07m x 2.2m	10' 1" x 7' 3"
Bed Two	3.95m x 3.72m	13' x 12' 3"
Ensuite	3.41m x 2.1m	11' 2" x 6' 11"
Bed Three	4.26m x 3.05m	14' x 10'
Bed Four	4.04m max x 2.55m	13' 3" max x 8' 4"
Bathroom	3.05m x 2.77m	10' x 9' 1"
Garage	5.86m x 6.19m	19' 3" x 20' 4"
Total internal area (excl garage)	216 Sq. m	2325 Sq. Ft



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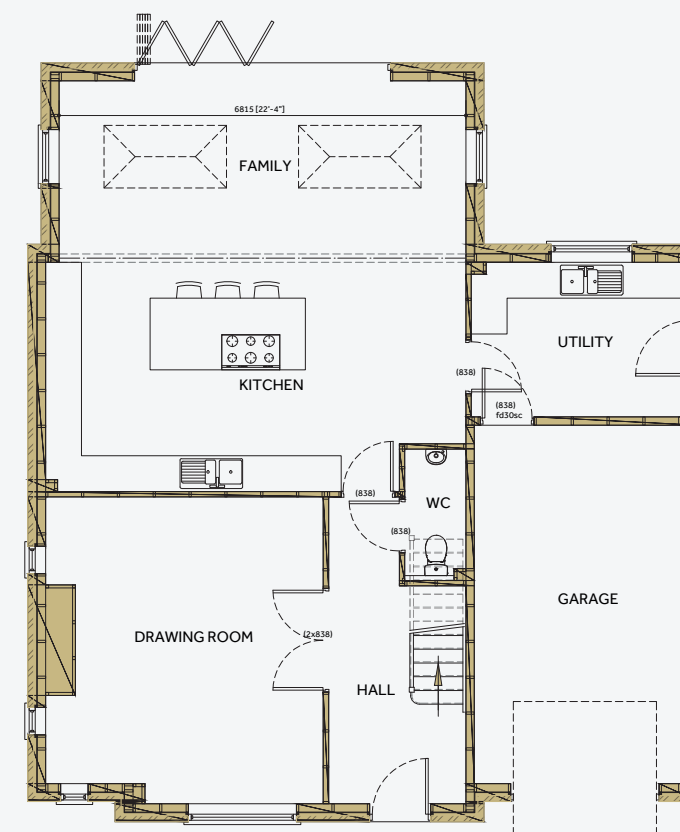
MORAY LODGE

PLOT 2

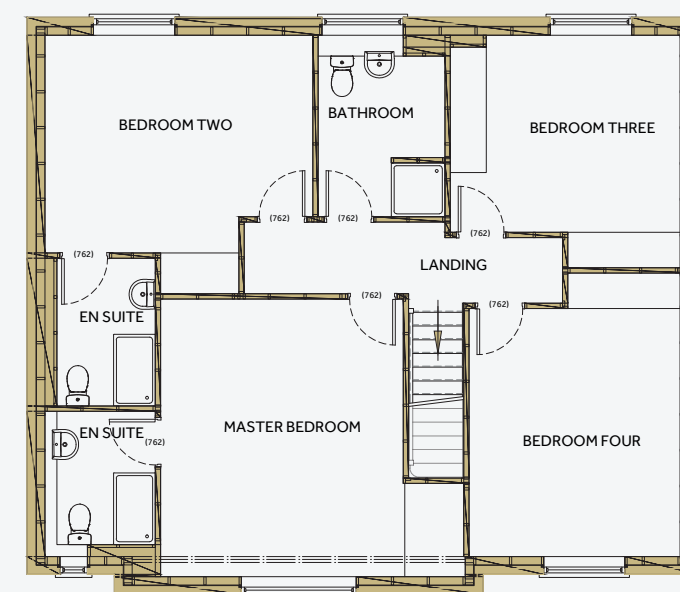


2 4 3

Area	Sq. M	Sq. Ft
Kitchen	7.04m x 6.87m	23'1" x 22'7"
Drawing Room	4.65m x 4.80m	15'3" x 15'9"
Utility	3.51m x 2.58m	11'6" x 8'6"
WC	1.02m x 2.2m	3'4" x 2'2"
Master Bed	5.1m max x 4.64m	16'9" max x 15'3"
Ensuite	1.85m x 2.42m	6'1" x 8'
Bed Two	4.48m x 3.64m	14'9" x 12'
Ensuite	1.65m x 2.47m	5'5" x 8'1"
Bed Three	3.85m x 3.3m	12'8" x 10'10"
Bed Four	3.53m x 4.15m	11'7" x 13'7"
Bathroom	2.12m x 3.03m	7' x 10'
Garage	3.46m x 6m	11'4" x 19'8"
Total internal area (excl garage)	188 Sq. m	2023 Sq. Ft



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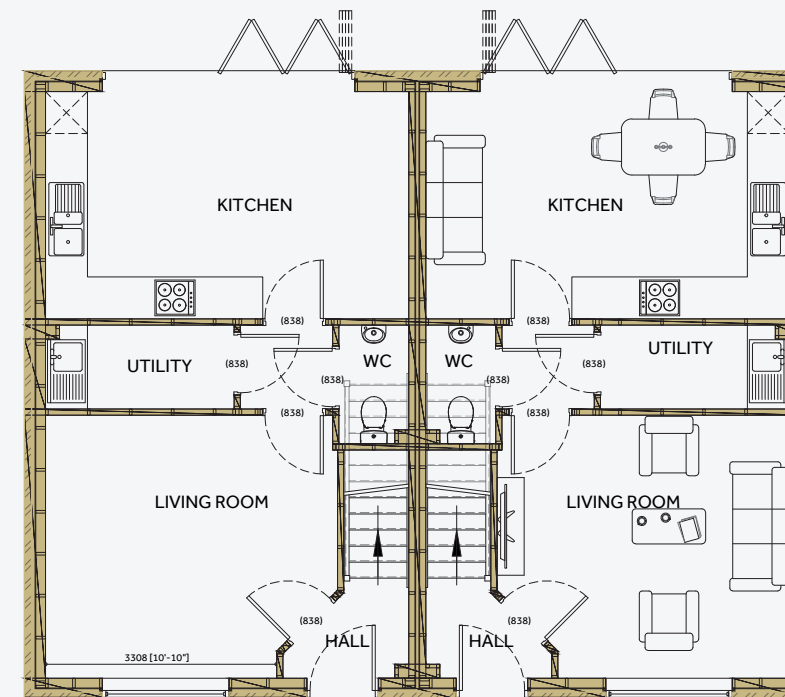
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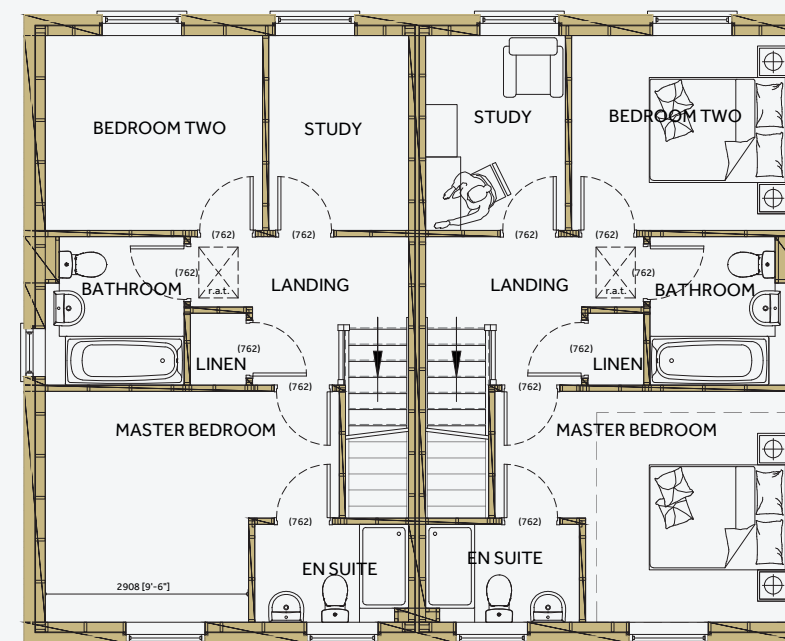


NEVIS COTTAGE & TAY COTTAGE

PLOTS 3 & 4



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Area	Sq. M	Sq. Ft
Kitchen	5.19 m x 3.25m	17'1" x 10'8"
Living Room	4.1m max x 3.76m	13'6" max x 12'4"
Utility	2.7m x 1.2m	8'10" x 3'11"
WC	1.00m x 1.7m	3'3" x 5'7"
Master Bed	4.2m max x 3.3m	13'10" max x 10'10"
Ensuite	2.2m x 1.4m	7'3" x 4'7"
Bed Two	3.1m x 2.78m	10'2" x 9'2"
Study/Bed Three	2.00m x 2.78m	6'7" x 9'2"
Bathroom	1.98m x 2.12m	6'6" x 7'
Total internal area (excl garage)	87 Sq. m	936 Sq. Ft



★ SPECIFICATION

EXTERIOR

STRUCTURE

Traditional foundations with insulated block & beam.

MAIN STRUCTURE

Insulated timber frame.

BRICKWORK

Ibstock Glenfield Antique (Plots 1 & 2).
Ibstock Ivanhoe Cream (Plots 3 & 4).

DECORATIVE STONE

Cills and Gable Vent (Plot 2).

ROOF

Marley Edgemere Duo in Anthracite Grey, all plots, GRP chimneys.

WINDOWS

Bison Genesis flush casement in Agate Grey/Heritage White, Graphite Handles (PAS24 specifications).

BI-FOLD DOORS

Aluminium external opening in Anthracite/White.

ENTRANCE DOORS

Solid composite, 6 panel with glazed top lights (Plots 1&2).
Cottage style with glazed panels (Plots 3&4).

GARAGE DOORS

Up and over electric doors.

GUTTERING

Cast iron effect rainwater goods.

PATHS & PATIOS

Indian Sandstone in mixed Buff riven surface.

GARDENS

Turf to main lawn area, topsoil to borders, planting as per the approved specifications.

DRIVEWAYS

Hard surface with rumble strips to main entrance, compacted stone to individual driveways, additional Grasscrete parking for plots 2,3,4.

BOUNDARIES

Combination of close boarded fencing, metal estate railings, brick walling and concrete post and timber panel fencing.

INTERIOR

AIR CONDITIONING

Chilled/warm (seasonal) air conditioning units serving only the kitchens, lounges, main bedrooms (Plots 1&2 only).

PLUMBING

Outside tap to rear of all plots, sink and cold tap to Plot1 garage.

HEATING

Grant Air Source heat pumps to all plots, supplying underfloor heating to ground floors and traditional high output radiators to 1st floors. Pressurised hot water storage cylinder.

ELECTRICAL

Fully compliant to latest regulations, chrome fronts to all exposed sockets and switches.

LIGHTING

LED spotlights to Kitchens, Utilities, Hallways, Stairwells, Landings, Bathrooms, Pendant lights to all other areas, LED batten lights to Plot 1&2 garages.

ALARM AND DETECTION

Wi-Fi alarm fitted with motion sensors. Smoke detectors fitted and fully wired (to current regulations).

EXTRACTORS

Fitted to Kitchens, WC's, Utilities & Bathrooms (to latest regulations).

CONTROLS

LCD touchscreen control for heating and alarms.

CAT – 6

Fully wired to all rooms.

SKY

Pre-wired excluding aerials and installation.

LOFT INSULATION

To latest regulations.

FIREPLACE

Feature contemporary electric fire with space above for large cinema TV (tv not supplied).

JOINERY

Skirtings and Architraves: contemporary style painted satin white.
Window cills painted satin white.
All other joinery painted satin white.

STAIRS

Oak veneer-stained silver grey with glass balustrade.

DOORS

Contemporary style oak veneer-stained silver grey, chrome door furniture and hinges.

PAINTWORK

Walls and ceilings painted matt white.
Joinery painted satin white.

RADIATORS

Pre-finished white.

MAIN BATHROOMS

WC, vanity with basin, bath, separate shower (Plots 1 & 2), shower over bath (Plots 3 & 4). Tall dual fuel heated towel radiators.
Tiling to showers, bath, and basin areas in all plots.

EN-SUITES

WC, vanity with basin, separate shower, tall dual fuel heated towel radiators, tiling to showers, bath and basin areas.

UTILITY ROOMS

Cabinetry in white units with laminated work surfaces.
Sink and taps set, plumbing for washing machine, housing unit for U/F heating manifold, tall dual fuel radiator.

KITCHEN

Luxury semi-gloss cabinetry, Quartz-Stone work surfaces, Miele Appliances, Franke Sinks & Boiling Tap.

BEDROOMS

Shaker style wardrobes as follows:
Plot 1 - All bedrooms with runs of fitted wardrobes.
Plot 2 - All bedrooms with runs of fitted wardrobes.
Plot 3 & 4 - Master bedroom with run of fitted wardrobes.

FLOORING

Plot 1 & 2 - Porcelain floor tiling to kitchen and utility, engineered wood flooring to hallways and W/Cs, vinyl flooring to bathrooms, carpet to all other rooms including stairs and landing.
Plot 3 & 4 - Porcelain floor tiling to kitchen and utility, vinyl flooring to bathrooms and ground floor W/C, carpet to all other rooms including stairs and landing.



WARRANTY All plots come with a 10 year Build-Zone's New Home Warranty. This gives you the peace of mind that your new home has an 'A' rated backed structural warranty for 10 years. This warranty is also fully transferable to any further new owners of the property.

**Every effort has been made to ensure that the information contained in these specifications are accurate, however we reserve the right to change as necessary the architects plans and these specifications without prior notice. These details or the architect's drawings do not constitute or form part of any contract of sale.*





 **PEAK HOMES**

PEAK HOMES ARE AN EXPERIENCED REGIONAL PROPERTY DEVELOPER, BUILDING UNIQUE HOMES IN SOUGHT AFTER LOCATIONS – PRIMARILY IN THE MIDLANDS AND NORTH OF ENGLAND.

All Peak Home's houses are built to the highest modern standards and include smart accessories to make life easier. Their homes have the latest smart technology so you can benefit from a very energy efficient home, all at the touch of a button.

They build houses they would want to live in. With great style and designed throughout with modern living in mind to

include luxury kitchens, utility rooms, ensuite bathrooms and fantastic open plan living.

Peak Homes developments are always located close to great schools, doctor's surgeries, fantastic communities, shops, and within driving distance of big cities and centres of employment.



JAMES SELICKS

01858 410008

mh@jamesseelicks.com

www.jamesseelicks.com

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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.

