



BROADGATE

GREAT EASTON, LEICESTERSHIRE

JAMES
SELICKS



“... CHARACTER, COUNTRYSIDE AND VILLAGE LIFE ...”

A characterful Grade II listed home with a thatched roof, open countryside beyond the garden and a wonderfully flexible arrangement of living space.

Three Bedrooms • Living Room • Dining Kitchen • Family Bathroom • Snug /
Playroom / Home Office • Off-Road Parking • Utility • Countryside Views •
Village Location • Grade II Listed •

Accommodation

Tucked away on Broadgate in the sought-after village of Great Easton, this charming Grade II listed cottage combines period character with the spaces and flexibility needed for modern life. From its thatched roof and exposed beams to its beautifully established garden and views across open countryside, this is a home with plenty of atmosphere.

The living room is full of character, with an inglenook fireplace, exposed oak beams and two window seats creating a cosy setting. The staircase rises from the far corner to the first-floor accommodation.

At the heart of the home is the dining kitchen, where the traditional character of the property meets a more contemporary sense of space. A vaulted ceiling rises above exposed beams and original brick and stonework, with three Velux windows bringing light down into the room. There is space for dining, while French doors open directly onto the garden, making this a natural place for everyday life and entertaining.

The principal bedroom is located on the ground floor and has its own ensuite shower room, while a further versatile reception room provides an adaptable space that could work equally well as a snug, home office, playroom or occasional fourth bedroom. French doors connect this room with the garden.

A utility/boot room sits to the rear, with a door opening outside, while the ground floor is completed by a family bathroom with a roll-top bath and shower over.

Upstairs, the accommodation sits within the roof space, with exposed beams adding to the character. There is a double bedroom alongside a further single bedroom, currently arranged as a study.

Additionally, there is a boarded, insulated and heated loft space with a skylight, providing useful additional space above the principal bedroom.



Outside

Outside, French doors from the kitchen open onto a flagstone patio, with steps leading up to a lawned garden. Established trees and planting create a sense of privacy, while post-and-rail fencing frames far-reaching views across the surrounding countryside. A private driveway provides parking for one vehicle.

Location

Great Easton is set within the beautiful Welland Valley, a popular village that is in highly accessible yet unspoilt rolling countryside. The village contains a 2025 UK National finalist public house, artisan cafe, active village hall and a 13th century parish church at St. Andrews. There is an excellent primary school on the edge of the village, further schooling in Market Harborough, as well as renowned public schools of Uppingham, Oakham, Oundle and Stamford, all of which are within easy daily reach. The nearby market towns of Uppingham and Market Harborough provide a good array of everyday shopping facilities and amenities, with Market Harborough, Corby, and Kettering providing train services to London St. Pancras in just over an hour.

Services & Council Tax

The property is offered to the market with all mains services with gas and electric central heating.

Harborough District – Tax Band D

Tenure

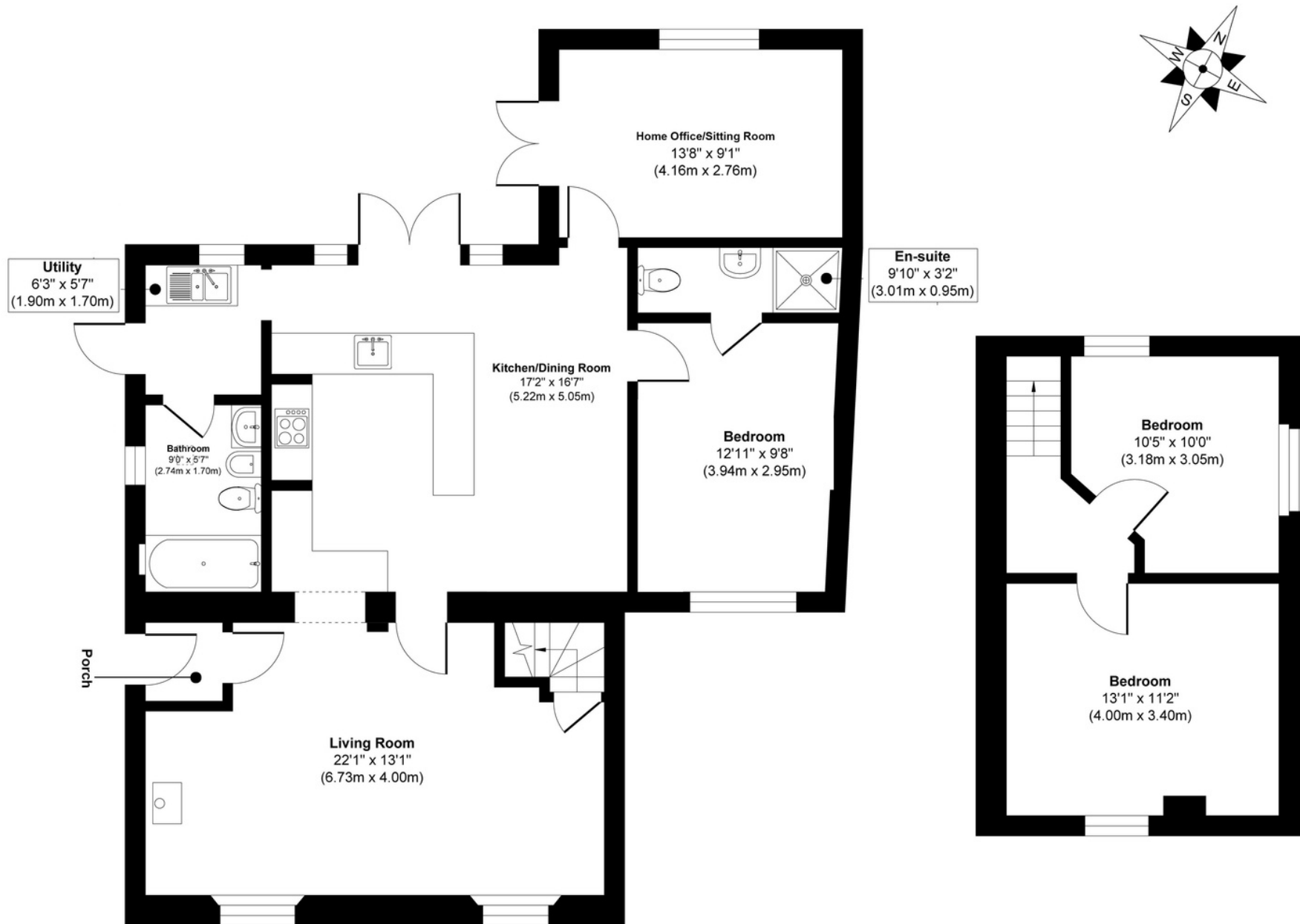
Freehold



16 Broadgate Great Easton, Market Harborough, LE16 8SH

House Total Approx. Gross Internal Floor Area = **1281 ft² / 119 m²**

Measurements are approximate, not to scale, for illustrative purposes only.





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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.