



CORNER HOUSE
HIGH STREET, HALLATON

JAMES
SELICKS



Day	M
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	

“... FOUR-BEDROOM PERIOD PROPERTY ...”

A charming, four-bedroom period property with deceptively spacious accommodation and easily maintainable, well located in the sought-after village of Hallaton.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Front & Rear Gardens • On-Street Parking • Village Location • EER - E

Accommodation

The main entrance hall sits central to the property with a tiled floor and stairs rising to the first floor. The two reception rooms sit to either side of the entrance hall, both well-proportioned rooms with sash windows overlooking the front garden and one with a log burning stove. To the rear of the property is the dining kitchen spanning the width of the property a French door opening out to the rear courtyard garden. The kitchen itself has a good range of fitted shaker style units with an AGA and ample space for free-standing appliances. The ground floor is completed by a useful utility room and downstairs cloakroom.

To the first floor there are four bedrooms, three doubles and a single and two bathrooms. The primary bedroom is complemented by an ensuite shower room with the further three bedrooms being served by a family bathroom. The bathroom comprises a free-standing bath, wash hand basin, and low flush lavatory.

Outside

Externally, the property features both a front and rear garden. To the front is a lawned space bound by wrought iron fencing and has a pathway leading to the front door. To the rear of the property is a hard-landscaped courtyard garden with a raised seating area and raised borders. The rear garden is walled or fenced on all sides creating a great degree of privacy and security.



Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Harborough District Council – Tax Band F

Tenure

Freehold

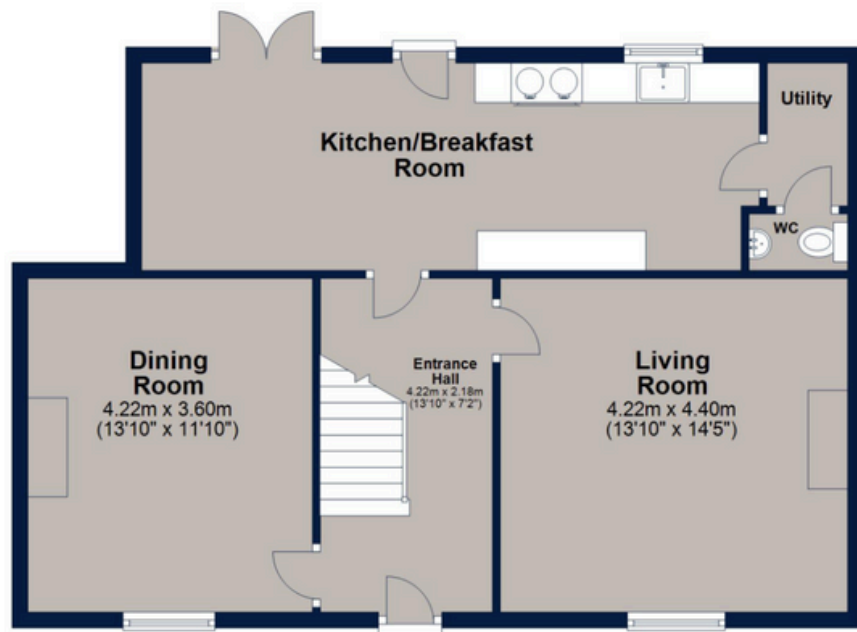


Corner House, 45 High Street, Hallaton, Market Harborough, Leicestershire LE16 8UD

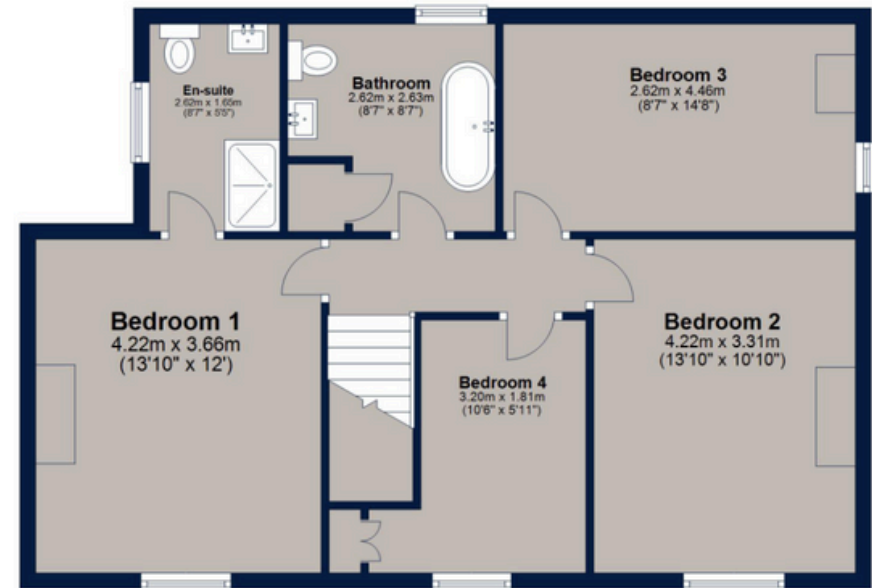
House Total Approx. Gross Internal Floor Area = 1467 ft² / 136 m²

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

Ground Floor



First Floor





JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

www.james sellicks.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.