



THE WALLED GARDEN
NORTH END, HALLATON

JAMES
SELICKS



“... CHARMING AND WELL- PRESENTED ...”

A charming and well-presented, two-bedroom red-brick cottage with a sunny south-west facing courtyard garden and off-road parking in the sought-after village of Hallaton.

Breakfast Kitchen • One Reception Room • Downstairs Cloakroom •
Two Double Bedrooms • One Bathroom • South-West Facing Courtyard
• Off-Road Parking • Village Location • EPC - C •

Accommodation

Enter the property into an entrance hall that provides access to the ground floor accommodation and stairs rising to the first floor. The breakfast kitchen sits to the rear of the property with a part-glazed roof allowing plenty of light. There are a good range of modern fitted units with a variety of integrated appliances. Adjacent to the breakfast kitchen and overlooking the courtyard garden is the reception room. The reception room is a well-proportioned room with a large bay window and a feature fireplace with a log burning stove inset. The ground floor is completed by a downstairs cloakroom.

To the first floor there are two double bedrooms and a bathroom. The primary bedroom offers a useful walk in wardrobe. The bathroom comprises a free-standing bath, large walk-in shower, wash hand basin and low flush lavatory.

Outside

Externally, the property is approached via a shared private access off the High Street, leading to a private parking area for two vehicles. A hand gate provides access to the courtyard. The south-west-facing courtyard garden enjoys plenty of sunlight and has been hard landscaped for low-maintenance outdoor living, this peaceful and private outdoor retreat.



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 D

Tenure

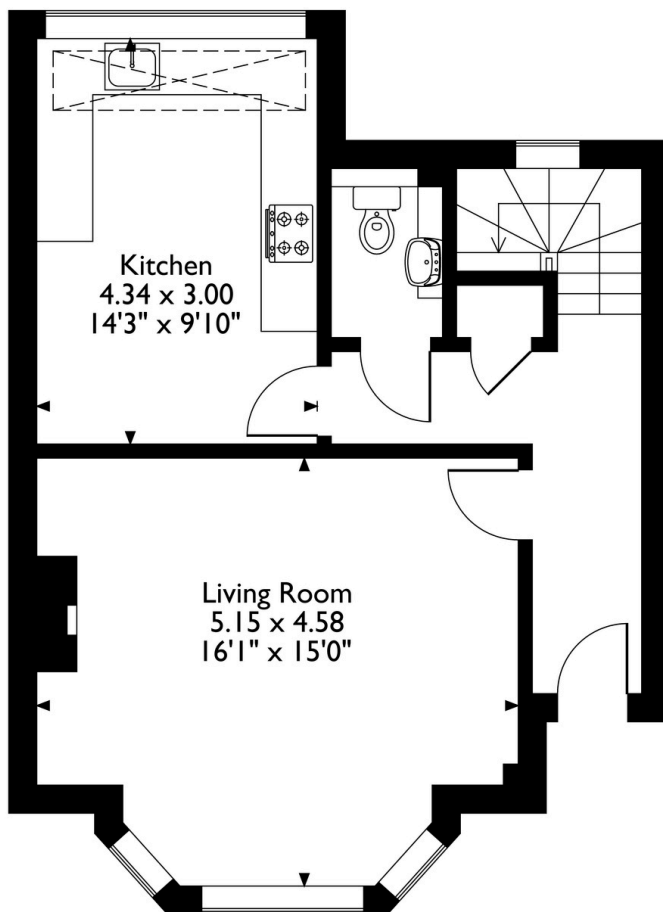
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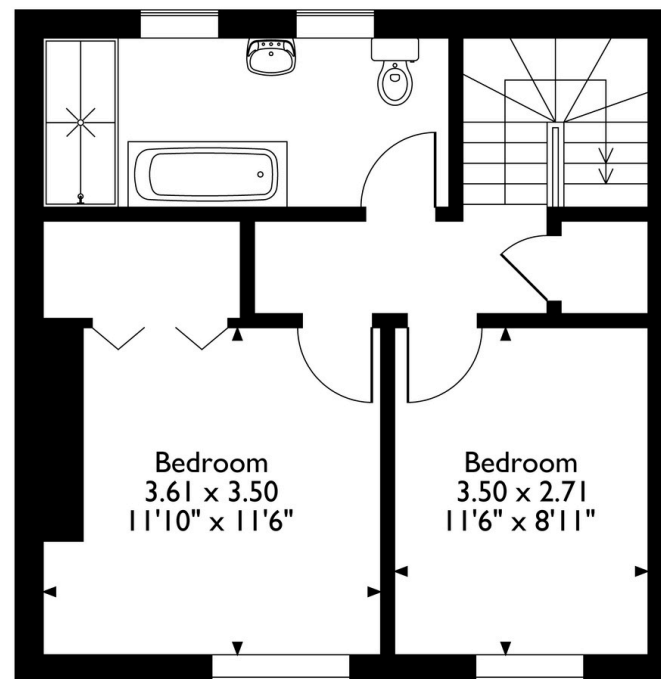
2 The Walled Garden, North End, Hallaton, Market Harborough LE16 8UT

House Total Approx. Gross Internal Floor Area = **990 ft² / 92 m²**

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



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.

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