



Hunts Lane, Hallaton, Leicestershire, LE16 8UQ



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Property Description

A charming two bedroom period cottage of character with a detached brick garage located close to the heart of the picturesque Welland Valley village of Hallaton.





Key Features

- Charming cottage of character
- Wealth of exposed beams
- Attractive sitting room
- Fitted dining kitchen
- downstairs shower room/wc
- 2 bedrooms
- Bathroom/wc
- Garage
- Courtyard garden
- Heart of Welland Valley village

Price Guide
£275,000

The beautifully presented and generously proportioned interior benefits from gas fired central heating and mostly UPVC double glazed windows, together with solar panels, and includes an entrance hall with windows to three elevations overlooking the gardens, well appointed dining kitchen with built-in appliances and terracotta tiled flooring, and a spacious sitting room with cast iron log burner on a clay tiled hearth, together with a useful storage cupboard. Also to the ground floor off an inner hallway is a well appointed shower room/wc.

On the upper floor off a central landing approached via a wide staircase with stripped pine panelled doors off are two bedrooms with exposed beams and a well appointed bathroom with mains shower over the bath.

Attractive courtyard garden planted with a variety of specimen shrubs, and detached single garage with up and over door and side window.

LOCATION

Hunts Lane is located within the older part of the village close to the historic church in the picturesque and highly desirable south east Leicestershire village of Hallaton within the renowned Welland Valley area. Hallaton has a thriving local community and two public houses, together with a reputable primacy school, excellent recreational facilities including a children's play area, cricket and rugby pitches, two tennis courts and club house, village hall, and even a small museum to celebrate the annual Bottle Kicking event which takes place on Easter Monday. The nearby towns of Market Harborough and Uppingham offer excellent shopping and supermarket facilities. For the commuter, both Market Harborough and Leicester have mainline rail services to London St Pancras, the M1 is accessible at Junction 20, and the A14 lies to the south. The nearby A47 provides access to the cities of Leicester and Peterborough.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, mostly UPVC double glazed windows and solar panels, the attractive interior comprises:

GROUND FLOOR

ENTRANCE LOBBY

With wooden framed windows to three elevations with views over the courtyard, terracotta tiled flooring, part glazed door leading out.

DINING KITCHEN

12'6" x 10'10"

With terracotta tiled flooring and beamed ceiling, modern range of built-in units comprising base and wall cupboards, built-in oven, four ring ceramic hob unit with concealed extractor hood over, stainless steel sink unit with chrome mixer tap over, plumbing facilities for washing machine, oak working surfaces.





SITTING ROOM

12'0" x 17'3"

Double glazed entrance door, cast iron log burner on clay tiled hearth, radiator, double glazed window to front with window seat, double glazed rear window, large recessed cupboard with light points and beamed ceiling.

SMALL INNER HALL

With staircase off, door to:

SHOWER ROOM/WC

6'10" x 5'7"

Modern three piece suite comprising shower cubicle with glazed sliding doors, wash hand basin, low flush wc, terracotta tiled floor, radiator, UPVC double glazed window and cupboard housing the Worcester gas fired central heating boiler.

FIRST FLOOR

LANDING

Approached via a wide staircase with pine handrail, exposed beam, stripped pine panelled doors off.

BEDROOM ONE

17'0" x 12'0"

Exposed beams, multi pane glazed window and radiator, pull cord bed light switch.

BEDROOM TWO

12'9" x 6'7"

With radiator, exposed beam, double glazed window with views along Hunts Lane, recessed cupboard. This room could be used as an office.

BATHROOM

7'6" x 5'10"

White suite comprising panelled bath, mains shower over with glazed shower screen, extractor fan, low flush wc, wash hand basin, recessed cupboard, radiator and beam.

OUTSIDE

Courtyard garden with paved patio, flower and shrub borders, wooden hand gate accessing Hunts Lane.

GARAGE

13'10" x 9'1"

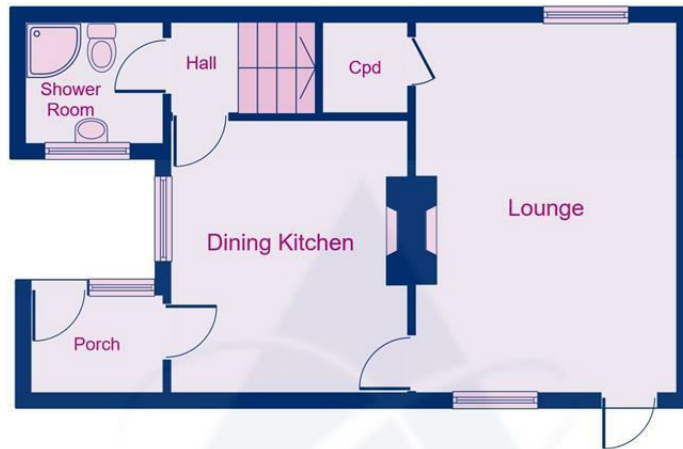
With up and over door to front, Crittal framed window, power and lighting, water tap point.

SOLAR PANELS

Solar panels are fitted to the rear edge of the property, and there is a PV inverter which converts the DC current of the PV generator into AC current and feeds it into the public grid. Documentation is available for further information.



Floorplan



Ground Floor

Floor Area (Gross Internal) 42.8 sq.m. (461 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 39.6 sq.m. (426 sq.ft.) approx

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EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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