



**Hall Lane, Walton, LE17 5RP**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

Occupying a plot of around 0.18 acres, a superbly appointed and extended four bedroomed detached family home located in this popular South Leicestershire village. The property has been fitted to a good standard throughout and benefits from underfloor heating to the ground floor and double glazed sash style windows. The accommodation briefly comprises of an entrance hall, cloaks w/c, sitting room, stunning living kitchen which enjoys views and direct access to the rear garden and the second reception room, has been divided into a gaming room and playroom. On the first floor are four bedrooms, the principal bedroom with en-suite shower room and views over the rear garden, three further bedrooms and the family bathroom. Outside there is car standing, a garage that has been divided to a store and gym. The rear garden is south facing.







## Key Features

- Detached Family Home
- Stunning Living Kitchen, Utility Room
- Living Room
- Four Bedrooms, Two Bathrooms
- Gym
- Mature Gardens
- Parking For Three Cars
- Conservation Village

**Offers In The Region  
Of  
£750,000**



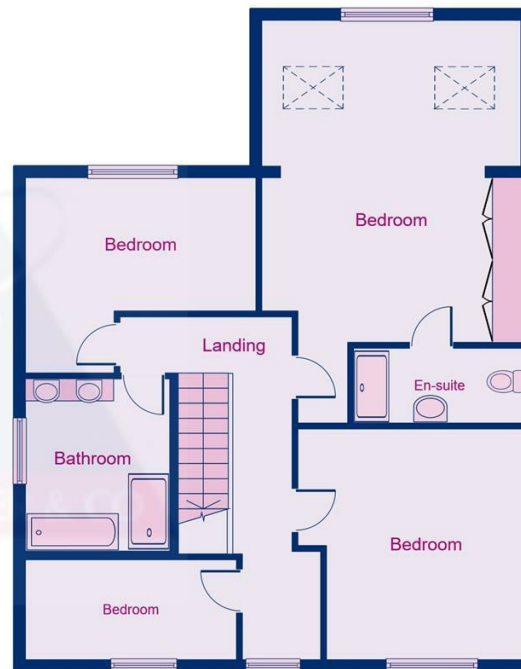






### Ground Floor

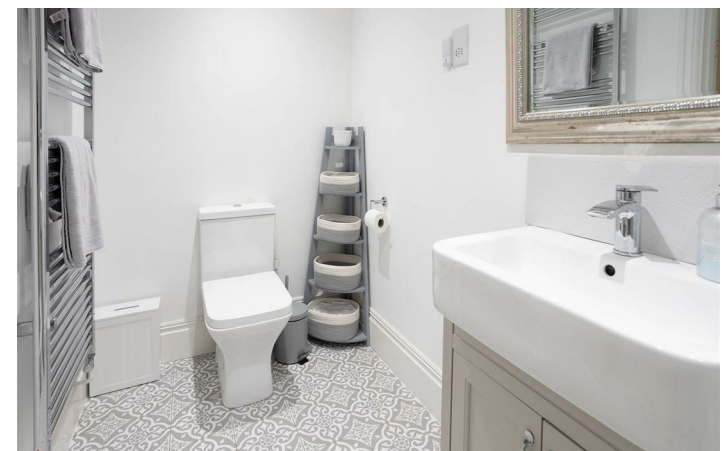
Floor Area (Gross Internal) 110.9 sq.m. (1,194 sq.ft.) approx



### First Floor

Floor Area (Gross Internal) 91.2 sq.m. (981 sq.ft.) approx

Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority  
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Market Harborough (Sales) office  
on 01858 431315

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