



High Street, Hallaton, LE16 8UD

Property Description

A property of considerable charm and character, with generous and well planned living accommodation set over two floors; being well located close to the heart of the village.

The historic village of Hallaton has a reputable primary school, two public houses, a village hall, fine parish church, recreational ground with tennis, cricket and children's play facilities, together with a small museum which focuses on the renowned annual Bottle Kicking event. The village is surrounded by delightful open countryside with numerous scenic walks, and is handy for the neighbouring centres of Market Harborough, Uppingham and Leicester. For the commuter, both Market Harborough and Leicester have rail services to London St Pancras, and nearby road networks include the M1, accessible at Junction 20, the A14, A47 and A1.





Key Features

- Period Detached Village Home
- Spacious Entrance Hallway, Guest Cloakroom/w/c
- Living Room With Wood Burning Stove
- Dining Room/family Room
- Dining Kitchen With Aga, Utility Room
- Principal Bedroom With En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Front & Rear Gardens
- No Upward Chain

**Offers Over
£450,000**

GROUND FLOOR

A panelled hardwood entrance door leads through into the entrance hallway, with a grand broad-width staircase with turned spindles and handrail, leading up to the first floor central landing, with storage space below, tiled floor and a connecting door leads through into the living room. The living room boasts a wood burning stove set upon a raised hearth, and a sash window that looks out over the front garden. To the opposite side of the hallway is the family room/formal dining room with an open fire and a window to the front.

The dining kitchen is located at the rear of the property and runs the full width of the house. It has been fitted with a range of "Shaker" style base and wall units, with a deep enamel sink. cooking facilities are provided by a gas fired Aga, and there is space for a washing machine and fridge. The dining area overlooks the rear garden and offers plenty of space for the family or when entertaining. The ground floor is completed by a useful utility room and downstairs cloakroom.

FIRST FLOOR

To the first floor there are four bedrooms, three of which are double rooms and there is a fourth single bedroom. The principal bedroom boasts an en-suite shower room that has a period style wash hand basin and w/c, shower cubicle and tiling to water sensitive areas. The family bathroom comprises a free-standing bath, wash hand basin, and low flush, tiled splashbacks and an exposed timber floor.

OUTSIDE

The property has a front and rear garden, with the front being laid to lawn with pathway and shrub borders and has a wrought iron fencing and hand gate to the front boundary. There is personal access to the side that takes you into the rear garden, this a a hard landscaped area with some raised seating and borders and offers a good degree of privacy being part walled and a personal gate to the side that accesses Eastgate.

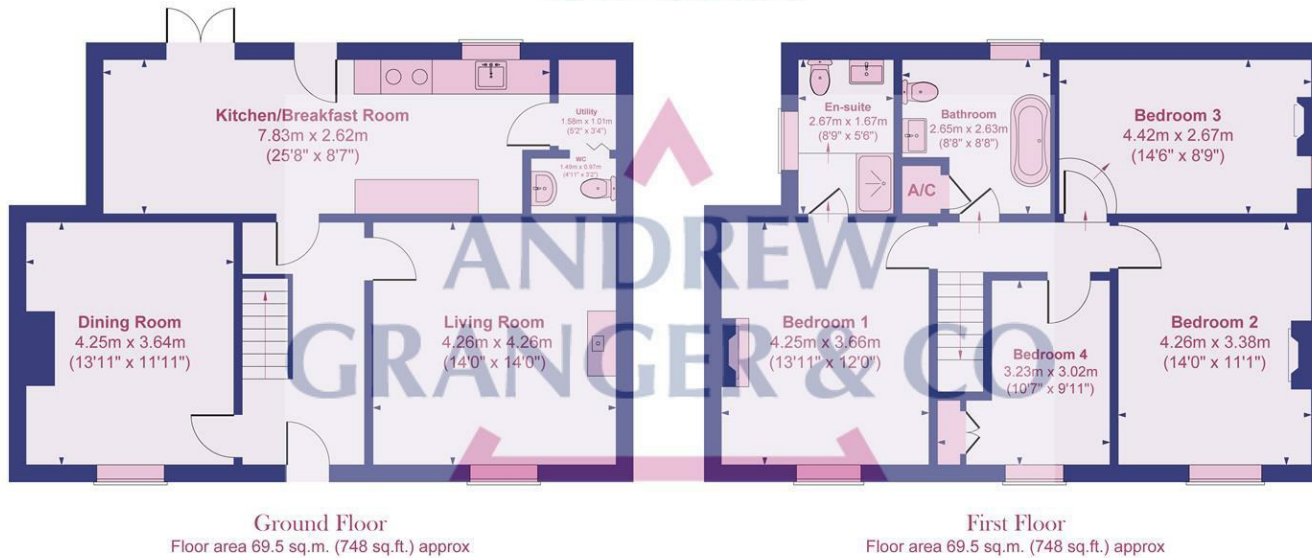






Floorplan

Approximate Gross Internal Area
139.0 sq. m. (1496 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band -

Local Authority

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 (Sales) office on 01858 431315