

# JAMES SELICKS

Walled Garden

HALLATON  
MARKET HARBOROUGH  
LE16 8UT

GUIDE PRICE:  
£450,000



Combine a peaceful, rural life with modern comforts with this attractive bay-fronted three bedroom semi-detached home with single garage tucked away in an attractive, courtyard setting, in a Conservation Area close to heart of this sought after Welland Valley village..

Refurbished semi-detached village home • Entrance hall • Sitting/dining room • Refitted kitchen with island • Ground floor WC • Master bedroom with ensuite shower room • Two further bedrooms • Family bathroom • Courtyard style garden to the front • Off road parking for two vehicles • Single garage in a block • Highly sought after Welland Valley village • Far reaching countryside views to the rear

#### Accommodation

The property is entered under a pretty canopy porch into an entrance hall which has a return staircase to the first floor with an understairs storage cupboard beneath, there is a radiator with cover, and tiled flooring. A cloakroom off has a sash window to the rear, wash hand basin and a low flush WC.

The property boasts a fantastic, refitted dining kitchen with a vaulted glass ceiling and windows to the rear elevation with far-reaching countryside views and made-to-measure shutters. There is an excellent range of contemporary eye and base level units with soft-closing drawers, ample preparation surfaces, a Zanussi oven and four-ring induction hob with a tiled splashback and AEG extractor hood over, integrated Indesit washing machine, integrated fridge and freezer and a Zanussi slimline dishwasher. There are further tiled splashbacks, a contemporary floor to ceiling radiator, an island unit providing breakfast bar space and storage cupboards under and a tiled floor.

A return staircase rises to the first-floor landing which has loft access and a cloaks cupboard. The master bedroom has a sash bay window to the front elevation overlooking the garden and an ensuite shower room with a double shower cubicle, wash hand basin, low flush WC, heated chrome towel rail and an electric shaver point.

Bedroom two has a sash window to the front elevation and bedroom three has a sash window with far-reaching views to the rear. The bathroom completes the accommodation and has a sash window with far-reaching views to the rear, a panelled bath with glass shower door and shower over, a pedestal wash hand basin, low flush WC, part tiled walls, and an electric shaver point.

#### Outside

To the front of the property is a garden with a gravelled and paved patio entertaining area, fenced and hedged borders and parking for two vehicles. There is also a garage in a block with an up and over door, power and lights.





### Location

Hallaton is a highly sought after thriving village, with a good sense of community spirit, conveniently situated for the market towns of Market Harborough, Oakham and Uppingham, with the regional centre of Leicester to the north. Market Harborough provides niche shopping and a good range of amenity catering for all day-to-day needs, as well as mainline rail access to London St. Pancras in under an hour.

The area is very well served by popular schooling at both primary and secondary levels. Of particular note is Hallaton Primary School on the doorstep. Sporting and leisure facilities are well catered for in Hallaton and nearby Medbourne. Hallaton has two popular public houses, parish church, village hall and recreational grounds. The village is situated in some of the county's most attractive countryside with many scenic bridleways and footpaths.

### Satnav Information

The property's postcode is LE16 8UT, and house number 6.

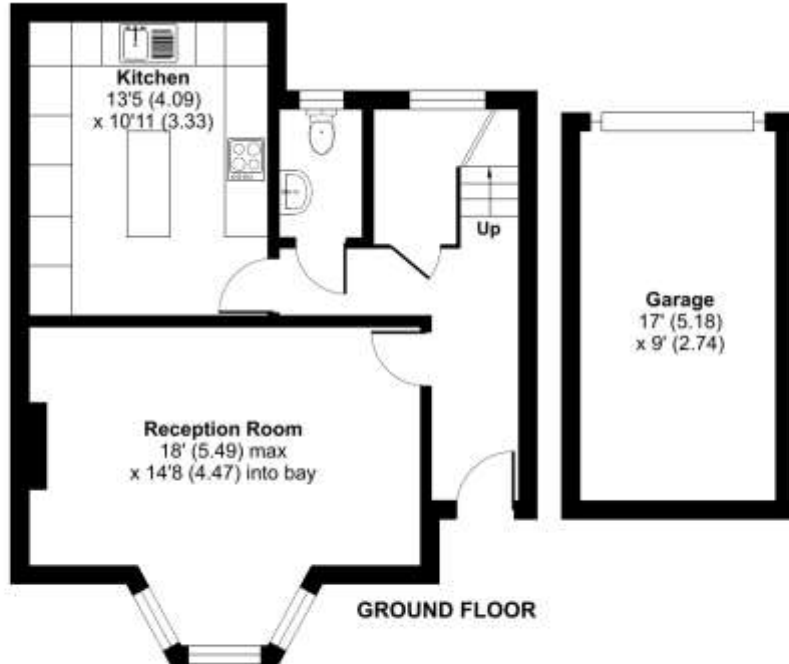
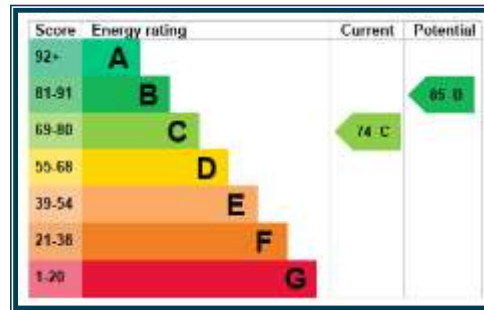
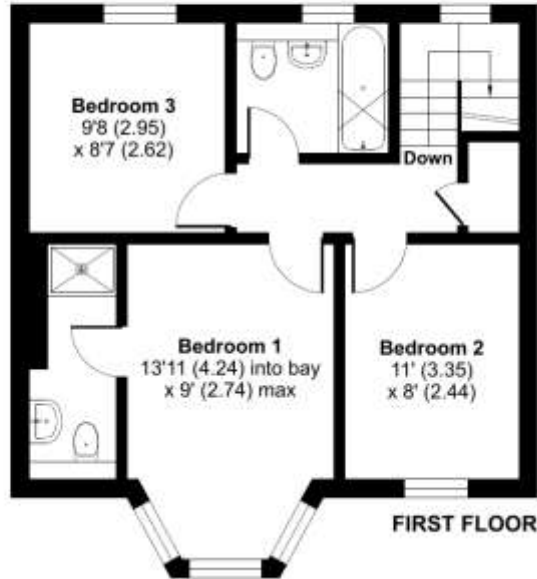
From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Continue through the villages of Sutton Bassett and Weston by Welland. Bear left onto Ashley Road as signposted to Medbourne. Before entering the village of Medbourne take the left hand turn along Paynes Lane as signposted to Hallaton. Follow the road and take a left hand turn onto Hallaton Road., which then turns in Medbourne Road. Enter the village of Hallaton and continue on Medbourne Road, which then turns into North End. Take the left fork before the T-junction and turn immediately left into The Walled Garden.





# The Walled Garden, Hallaton, Market Harborough, LE16

Approximate Area = 1020 sq ft / 94.8 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1173 sq ft / 109 sq m  
 For identification only - Not to scale



Tenure: Freehold  
 Local Authority: Harborough District Council  
 Listed Status: Not Listed  
 Conservation Area: Yes  
 Tree Preservation Orders: None  
 Tax Band: D  
 Services: The property is offered to the market with all mains services and gas-fired central heating.  
 Broadband delivered to the property: FFTC  
 Non-standard construction: Believed to be of standard construction  
 Wayleaves, Rights of Way & Covenants: None which our clients are aware of  
 Flooding issues in the last 5 years: None  
 Accessibility: Two storey dwelling. No accessibility modifications  
 Cladding: None  
 Planning issues: None which our clients are aware of  
 Coastal erosion: None  
 Coal mining in the local area: None



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#### Important Notice

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#### Measures 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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