

GUIDE PRICE: £300,000

JAMES  
SELICKS



## 4 Hunts Lane

HALLATON, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 8UQ



This pretty, characterful mid-terrace cottage is nestled within one of south-east Leicestershire's most favoured villages, boasting two double bedrooms and having undergone a comprehensive scheme of upgrading and refurbishment during our client's ownership, it is perfect for a first-time buyer or downsizer to move straight into.

Period mid-terrace property • Upgraded and refurbished throughout • Sitting room with feature fireplace • Refitted kitchen • Utility room • Second floor master bedroom • Further double bedroom • Refitted bathroom • Pretty hard landscaped garden • Super prime village •

#### Accommodation

The property is entered into a spacious sitting room which boasts a uPVC double glazed window to the front elevation with a window seat beneath, a feature brick fireplace with an oak mantle, exposed brick chimney breast and cast-iron log burning stove inset. There are built-in cupboards and shelving to the chimney breast recesses. The ceiling features exposed beams and this room is completed by wooden flooring.

From the sitting room is an inner lobby area where stairs rise to the first-floor landing, a recess cupboard and access to the utility area which offers plumbing and space for a washing machine and dishwasher, space for a fridge freezer, feature mosaic tiled flooring, solid walnut worksurfaces, and shelving.

The kitchen has been refitted with striking navy Wren cupboards and drawers with solid walnut worksurfaces over and tiled splashbacks. There is a ceramic Belfast sink taking in the views of the landscaped garden from the uPVC double glazed window. A Stoves double oven and electric hob has a Stoves stainless-steel extractor fan over with tiled splashback. The feature mosaic flooring continues in the kitchen, there is space for a table, and a door gives access to the garden.

Stairs rise to the first-floor landing where there is space for a storage unit and there is a small feature window to the rear. The second double bedroom has a feature cast iron hearth set within a recess, a built-in single wardrobe, uPVC double glazed window to the front, and a boiler cupboard. The refitted bathroom has been fitted with a heritage style suite comprising a low flush WC, circular wash hand basin set on top of a chest of drawers with a feature brass tap, a beautiful free standing bath with ball and claw feet, a fully tiled double shower enclosure, painted floorboards, period style heated towel rail, feature wall with exposed brick and timber, shelving, and a uPVC double glazed window with obscure glazing to the front elevation.

Stairs rise from the landing to the second floor which gives access to the generously sized master bedroom which has a uPVC double glazed window to the front elevation.

#### Outside

The garden is hard landscaped, which is tiered over three levels providing paved entertaining seating areas with planted borders, and fully fenced boundaries affording privacy. There is rear gated access and a bin store.







#### 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.

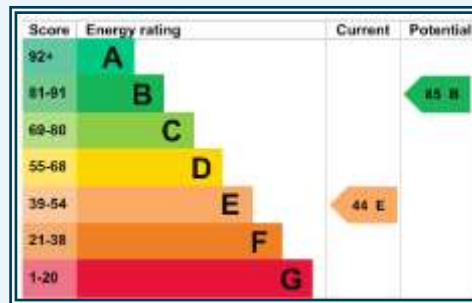
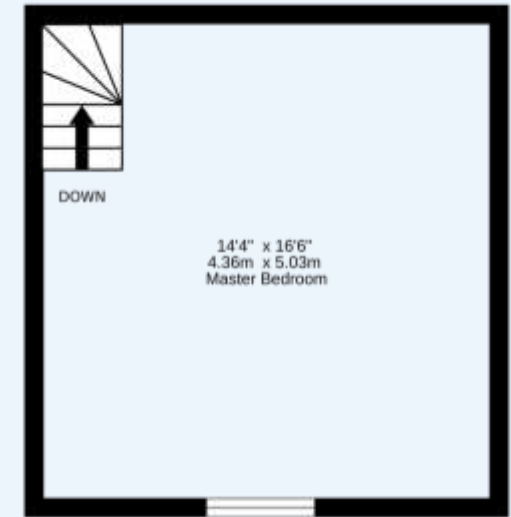
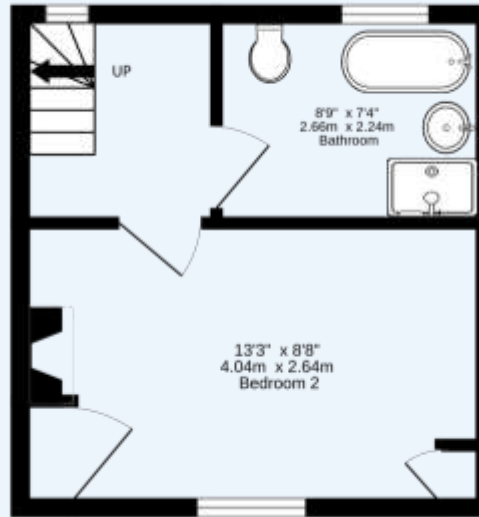
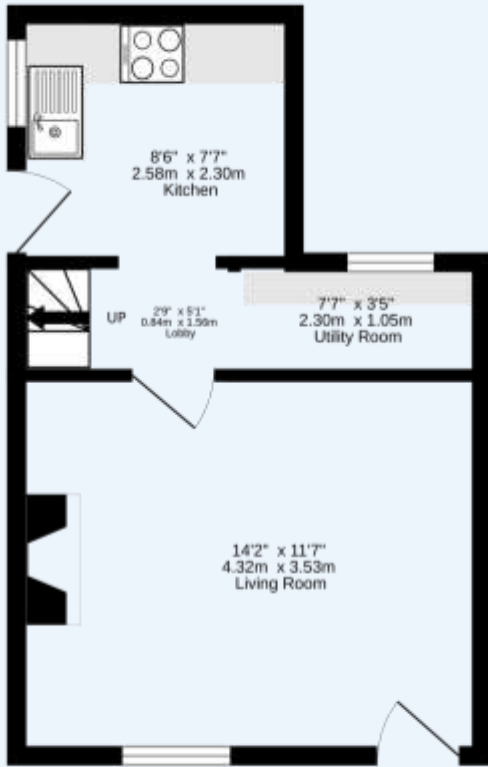
#### Satnav Information

The property's postcode is LE16 8UQ, and house number 4.









Tenure: Freehold  
 Local Authority: Harborough District Council  
 Listed Status: Not Listed  
 Conservation Area: Hallaton Conservation Area  
 Tree Preservation Orders: None  
 Tax Band: B  
 Services: The property is offered to the market with all mains services and gas-fired central heating.  
 Broadband delivered to the property: Assumed FTTC  
 Non-standard construction: Believed to be of standard construction  
 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

**TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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