

# The Hamlet

9, MAIN STREET SADDINGTON, LEICESTERSHIRE LE8 0QH



GUIDE PRICE: £475,000

JAMES  
SELLICKS





An immaculate and tastefully presented, double fronted village home, located in a popular southeast Leicestershire village boasting two reception rooms, four double bedrooms, a superb dining kitchen with bifold doors and far-reaching countryside views to the rear.

Brick built double fronted village home • Period features throughout to include exposed beams, open fires and brace and latch doors • Wood effect uPVC double glazing throughout • Two reception rooms • Superb dining kitchen with island and bifold doors • Four double bedrooms • Bathroom • Southeast facing rear gardens • Far reaching countryside views to the rear • Unspoilt rural village • Excellent local amenities within a 10-minute drive

#### Accommodation

The Hamlet is entered via a uPVC double glazed wood effect door into a reception room with exposed wide plank floorboards, a feature open fire with a slate hearth and an Oak Bessemer beam above. Chopped logs create a stunning feature wall, along with exposed beams to the ceiling. There are also stairs rising to the first-floor landing, a window to the front elevation, and access to a ground floor WC. A door provides access to the second reception room which has a window to the front, exposed floorboards, a feature open fire and French doors providing direct access to the rear garden.

From the main reception room, the superb dining kitchen is accessed. This is a principal feature of the property and boasts bifold doors and views over open countryside to the rear and stone flooring. Tastefully comprising sage green base level cabinetry and drawers complimented by solid oak worktops and contemporary subway tiling, it has a large central island providing ample preparation space. To the right is another bank of base level cabinets, and positioned under the window is a ceramic Belfast sink with swan neck mixer tap above. To the left is a Smeg stainless steel range cooker with a six-ring gas hob and stainless-steel extractor above. There is space and plumbing for a washing machine, tumble dryer and a fridge freezer.

Stairs rise to the first-floor landing which has a boiler cupboard and a uPVC double glazed window to the rear and views beyond. The master bedroom boasts a bank of fitted double wardrobes providing a dressing area, to the side is a window, and to the rear are French doors taking best advantage of the stunning views. There is a lapsed planning consent to add a Juliet balcony to the room. Planning reference: 18/01785/FUL. Bedroom two is a double room, has a window to the front, and has an overstairs cupboard providing storage. Bedroom three, again, is also a double with a window to the front and exposed floorboards. Bedroom four has a window to the side. Completing the accommodation is the family bathroom offering a three-piece suite comprising a low flush WC, wash hand basin, wooden panelled bath with a shower over, contemporary subway tiled walls and a tiled floor.

#### Outside

The garden has stunning southeasterly facing rear gardens with splendid field views to the rear. There is a small pond and patio area immediately accessed from both the dining kitchen and reception room. Beyond here are lawned gardens and a separate summer house with a seating area. The rear elevation of the property is partially rendered and has feature exposed brickwork. The gardens are fully enclosed by fenced and hedged boundaries. On street parking is available to the front of the property. There is a right of access to the right of the property through a covered passageway (owned by neighbour) to the rear garden.







#### Location

Saddington is a small rural hilltop village close to Smeeton Westerby, Kibworth and Fleckney and is in some of the county's most attractive countryside with many scenic walks and views around Saddington Reservoir. The village offers a strong sense of community spirit and boasts a village forum.

Kibworth and Fleckney both provide a wide range of amenities catering for all day needs with high quality restaurants, pubs, Dr's surgery, sports clubs and excellent primary and secondary schooling. Market Harborough six miles to the south provides a wider range of niche shopping and recreational facilities and a mainline rail connection to London St. Pancras in about an hour.

**Tenure:** Freehold

**Local Authority:** Harborough District

**Listed Status:** Not Listed

**Conservation Area:** Saddington Conservation Area

**Tree Preservation Orders:** Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

**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:** FTTC

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** None

**Accessibility:** No accessibility modifications

**Cladding:** None

**Planning issues:** None which our clients are aware of

#### Satnav Information

The property's postcode is LE8 0QH, house number 9 and house name The Hamlet.





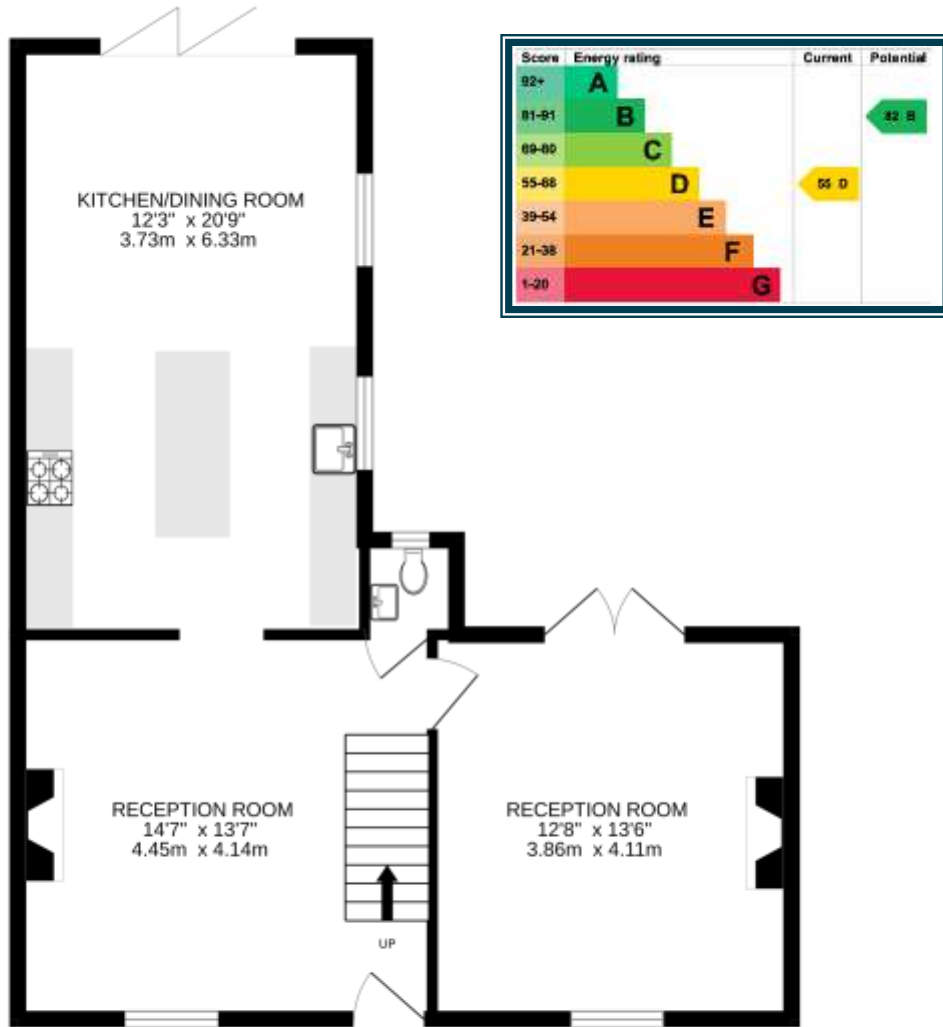




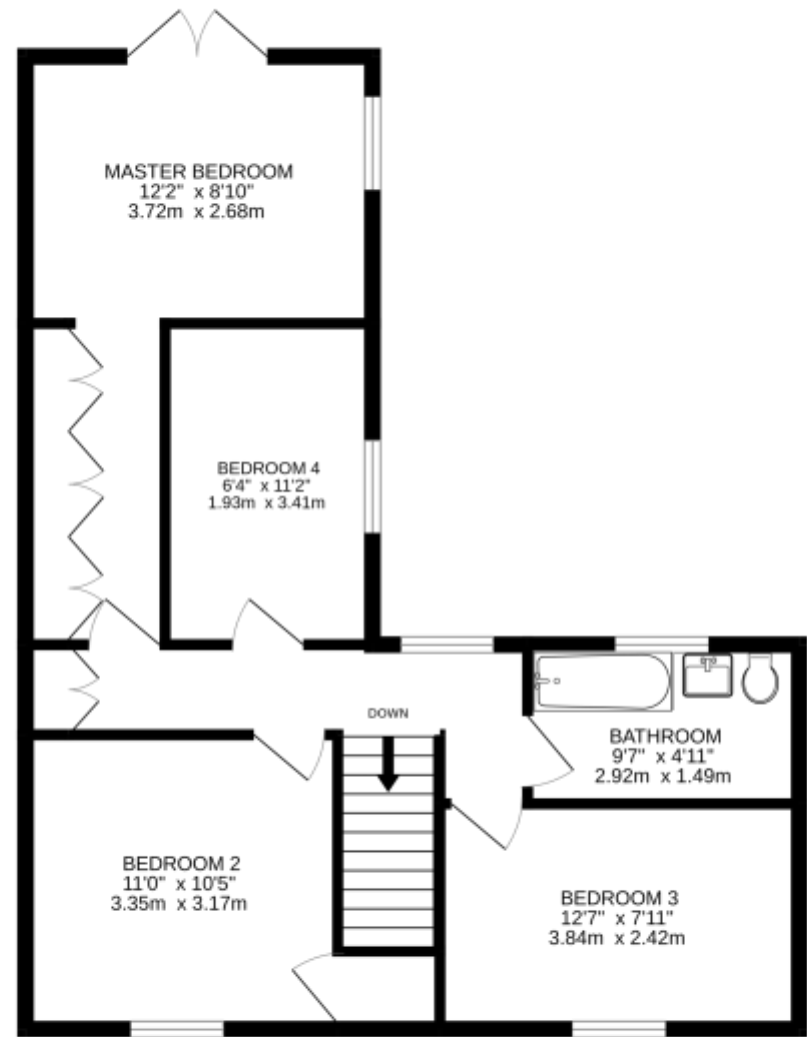




GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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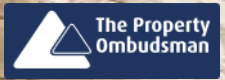
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#### Measures and Other Information

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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