



Hogg Lane, Hallaton, Market Harborough **Freehold** £460,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Detached Family Home
- Single Garage with Electric Roller Door
- Beautifully Presented Throughout
- Three Double Sized Bedrooms
- Modern Kitchen / Dining Room

Discover this captivating 19th-century detached property, discreetly nestled along a tranquil country lane. With its charming facade, this impressive home offers three generous double bedrooms, a high-specification kitchen, two contemporary bathrooms, and a breathtaking, professionally designed garden.

Ideally situated in the sought-after village of Hallaton, within the picturesque Welland Valley, residents enjoy an array of local amenities just a short stroll away. These include the village primary school, recreation ground, historic church, two welcoming pubs, the village hall, a fascinating museum, a charming bakery, and a convenient beauty/hair salon.

Step inside through the composite front door into a welcoming entrance hall, featuring elegant Karndean flooring and a stunning wall of windows that bathe the space in natural light. A door provides direct access to the beautiful garden, and a practical utility cupboard is cleverly integrated beneath the stairs.



The main bedroom, presented in impeccable decorative order, boasts a bright front-facing window, a fitted wardrobe, and ample space for a super king-sized bed. The second double bedroom offers high-quality wide plank laminate flooring and a fitted wardrobe. While currently utilized as a study, it easily accommodates a king-sized bed should you desire.

Indulge in the exceptional main bathroom, recently refurbished to a modern standard while thoughtfully preserving the cottage's inherent period charm. It features a period-style towel rail, WC, a shaker-style vanity unit with a mounted wash hand basin, and a magnificent freestanding roll-top bath with a central tap and handheld shower.

Ascend from the entrance hall to the striking and meticulously appointed kitchen/dining room. This bright space, illuminated by five windows, also boasts Karndean flooring and a cozy seating area positioned over the stairs. The kitchen itself is equipped with an array of stylish shaker-style units, luxurious granite work surfaces with an upstand, an integrated stainless-steel sink with granite draining grooves, a Neff double oven, a four-ring Neff induction hob, an integrated fridge freezer and dishwasher, and comfortable space for a four-seater dining table.

The beautifully proportioned living room benefits from dual-aspect windows and a focal log burner, complete with an oak mantle and brick hearth. Integrated LED ceiling spotlights add a modern touch. An internal hallway leads to the third double bedroom and a convenient first-floor shower room with a crisp white three-piece suite. Discreetly located at the far end of the property, this area offers the feel of a private guest suite.

Completing the property is a single garage, featuring an electric roller door, power, lighting, and housing the Vaillant combi boiler, installed in 2022.

The garden is a true highlight, meticulously landscaped and lovingly maintained by the current owners to create an exquisite outdoor sanctuary. From the rear doors, steps lead to a stone patio, ideal for alfresco entertaining and offering a



GROUND FLOOR

1ST FLOOR



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sense of privacy with its surrounding brick wall. Raised beds showcase mature plantings, while at the rear, a brick outhouse with a new slate roof provides the perfect garden shed. The low maintenance astroturf lawn is bordered by mature plants, ensuring year-round beauty.

Viewings are highly recommended to appreciate all this beautiful home has to offer!

The accommodation comprises:

ENTRANCE HALL

BEDROOM ONE 11' x 12'4 (3.35m x 3.75m)

BEDROOM TWO 10'4 x 9'4 plus recess (3.14m x 2.84m)

BATHROOM 4'5 x 7'10 (1.34m x 2.38m)

FIRST FLOOR

KITCHEN 15'9 x 15'9 max (4.80m x 4.80m)

LIVING ROOM 11' x 15'5 (3.35m x 4.69m)

BEDROOM THREE 9' x 11'2 (2.74m x 3.40m)

SHOWER ROOM

OUTSIDE

GARAGE


REAR GARDEN

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