



**HENDERSON
CONNELLAN**
ESTATE AGENTS

5 Torch Close, Hallaton

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"Village Charm!"

Situated in the highly desirable and charming village of Hallaton within the rolling Leicestershire countryside, this impressive semi-detached property boasts generous proportions throughout, three bedrooms, off road parking and is neatly tucked away within a private cul-de-sac!

Conveniently located within walking distance to both village pubs with countryside walks on the doorstep. Market Harborough and Uppingham are also within close driving distance, with Market Harborough offering excellent commuter rail links to London St Pancras within an hour.

Welcoming entrance hall boasting ceramic tiled flooring and two Velux windows flooding the room with natural light. There is also an opening to the utility area, a guest WC and a side door to the rear garden.

The utility area features continued ceramic tiled flooring, a roll top work-surface, eye and base level units, and space for three appliances.

Guest WC comprising ceramic tiled flooring, a window to the side, a wall hung wash hand basin with tiled splashbacks and a low-level WC.

Well-presented kitchen/dining room benefitting from ceramic tiled flooring, LED ceiling spotlights, soave for a dining table and chairs, an under stairs storage cupboard and stairs rising to the first floor.

The fitted kitchen comprises a host of shaker style eye and base level units, a roll top work-surface, a one and a half bowl sink with a Bristin mixer tap and draining board and ceramic wall tiles. Appliances include a Smeg range style cooker with a five-ring gas hob (available under separate negotiation), an integrated fridge freezer and space for a dishwasher.

Beautifully appointed living room spanning the entire width of the property boasting a window to the rear elevation with a west facing aspect and sliding French doors to the garden.

Three good sized bedrooms, two of which are double in size overlooking the rear garden with the main bedroom benefitting from a host of fitted wardrobes.

Family bathroom featuring a tiled splashback, dado height wood panelling and a three-piece suite to include a panel enclosed bath with shower over, a low-level WC and a pedestal wash hand.

Neatly tucked away from the road and nestled down an enclave being one of just three properties, the property boasts a desirable position. Situated to the front elevation is a hard standing driveway providing off road parking for up to three cars. There is also a paved path with two planted borders either side that flows up to the front door. The west facing rear garden is of a good size and offers a low maintenance design with a variety of sections. There is a paved patio area ideal for seating and the tiered sections have been landscaped with a host of gravelled areas retained by timber sleepers. A central paved path leads up to the rear of the garden with a decked section ideal for seating and a timber shed.





- Living Room - 5.21m x 3.58m (17'1" x 11'9")
- Kitchen/Dining Room - 5.84m x 3.43m (19'2" x 11'3")
- Utility Room - 4.19m x 2.64m (13'9" x 8'8")max
- WC - 1.57m x 0.86m (5'2" x 2'10")
- Main Bedroom - 3.58m x 3m (11'9" x 9'10")
- Bedroom Two - 3.58m x 2.72m (11'9" x 8'11")
- Bedroom Three - 2.97m x 2.39m (9'9" x 7'10")
- Bathroom - 2.41m x 1.63m (7'11" x 5'4")



63 High Street, Market Harborough,
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

