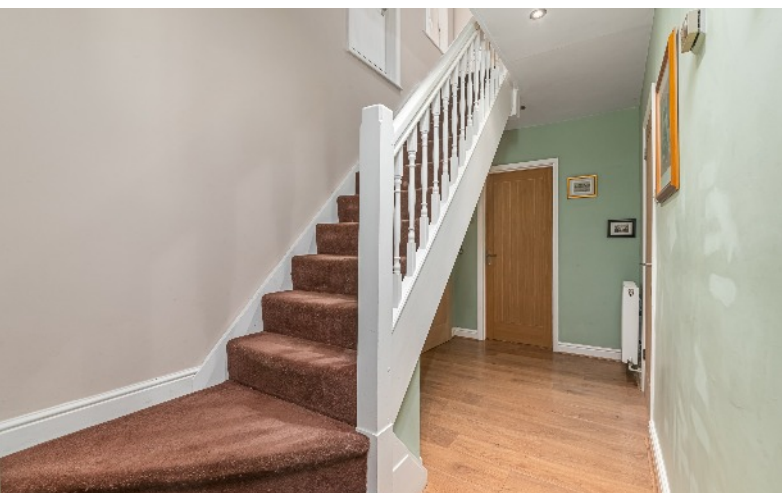


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**“Stunning Views with
an Annexe!”**



Medbourne Road
Hallaton
LE16 8UH



“Stunning Views with an Annexe!”

Situated in the highly desirable and picturesque village of Hallaton, this impressive and detached residence boasts generous proportions throughout, stunning views to the rear over the rolling countryside and a fantastic one-bedroom annexe!





Property Highlights

Conveniently located within walking distance to two village pubs, the church, primary school and countryside walks are on the doorstep.

Market Harborough is also within driving distance with a variety of independent local shops and restaurants, and a direct train link to London St Pancras within an hour.

Entrance through the composite front door leading into porch hall with attractive laminate flooring, a timber glass panelled door into the entrance hall and a door through to the second reception room.

Spacious second reception room boasting a dual aspect flooding the room with natural light. The room also offers the potential to be utilised as a study, playroom or ground floor bedroom if required. Welcoming entrance hall with attractive laminate flooring, solid oak doors and stairs flow up to the first-floor landing. A utility cupboard also provides space and plumbing for a washing machine.

Dual aspect living room benefitting from being naturally light and the glass panelled door to the rear provides far reaching views over the neighbouring fields. An open fire with a quarry tiled hearth adds a touch a character and offers a focal point to the room. A solid oak door flows through to the annexe.



Property Highlights

Open plan kitchen/dining room comprising ceramic tiled flooring, a host of eye and base level shaker style fitted units, granite work surfaces, a stainless steel one and a half bowl sink, a breakfast bar, an integrated dishwasher, fridge/freezer, Neff double oven, AEG induction hob and ample space for a large dining table and chairs.

First floor landing with access to the attic via a hatch with a drop-down ladder. Halfway up the stairs is a door that opens through to a further loft space offering ideal extra storage.

Three well-proportioned bedrooms, two of which are double in size and both offering stunning views overlooking the rolling countryside to the rear.

Modern bathroom comprising ceramic tiled flooring and walls, a period-style towel radiator, a low-level WC, a vanity enclosed wash hand basin and a P-shaped bath with a fitted shower over.

The impressive annexe provides its own front door but also linked internally, perfect for multi-generational living. The front door opens through into a spacious entrance hall with stairs flowing up to the first-floor landing and a guest WC has been installed under the stairs.



Property Highlights

Modern kitchen comprising ceramic tiled flooring, eye and base level fitted units, rolltop work surfaces, a stainless-steel sink with a drainage board, an integrated electric oven, a four-ring induction hob, space for a dishwasher, washing machine and fridge/freezer.

Living room boasting a feature electric fireplace and a sliding patio door to the rear offering stunning views over the rear countryside beyond the garden.

Annexe bedroom benefitting from being double in size and featuring an impressive balcony offering the perfect space to sit out and enjoy a morning coffee overlooking the rolling Leicestershire countryside

Modern shower room comprising vinyl flooring, a low-level WC, a vanity enclosed wash hand basin and a double-width shower enclosure with a fitted shower over.





Outside

The property features a neat and generous frontage with a gravelled driveway offering a low maintenance design and providing off parking for up to six cars if required. A lawn area is enclosed by a high-level hedgerow to the front elevation adding a good degree of privacy and features a wealth of mature trees and shrubbery.

To the side of the property is a further gravelled area with space for bin storage. The southeast facing rear garden is a real sun trap and features a raised decking area leading from the rear doors offering the perfect to sit out and enjoy the stunning views over the field beyond.

A spacious timber and a metal shed provide two storage spaces and leading from the annexe doors is a block paved seating area. The remaining garden is a well-maintained lawn area, bordered by a wealth of mature shrubbery and to the rear of the garden is a further raised decking area, perfectly positioned for the best of the days sun and to take in the best of the views.

Measurements

Living Room

5.23m x 4.39m (17'2" x 14'5") max

Kitchen/Breakfast Room

6.43m x 3.25m (21'1" x 10'8") max

Dining Room

3.51m x 3.25m (11'6" x 10'8")

Main Bedroom

4.44m x 3.2m (14'7" x 10'6")

Bedroom Two

3.66m x 3.25m (12'0" x 10'8")

Bedroom Three

3.25m x 2.31m (10'8" x 7'7")

Bathroom -

2.46m x 1.83m (8'1" x 6'0") max

Shower Room

2.77m x 2.67m (9'1" x 8'9")

Store (with restricted height)

3.56m x 3m (11'8" x 9'10")

Annexe Kitchen

3.86m x 2.03m (12'8" x 6'8")

Annexe Garden Room

4.01m x 3.89m (13'2" x 12'9")

Annexe Bedroom

4.06m x 3.89m (13'4" x 12'9") max

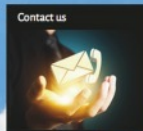
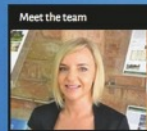


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