



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cherry Tree Cottage, Hogg Lane, Hallaton, Market Harborough, LE16 8UE

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“Cherry Tree Cottage”

Neatly tucked away up a quiet country lane and boasting a very pretty frontage, this impressive and detached 19th century property boasts three double bedrooms, a high-quality kitchen, two bathrooms and a stunning landscaped garden!

Positioned within the desirable Welland Valley and situated within the highly sought after village of Hallaton, the property is within walking distance to the local primary school, recreation ground, the church, two pubs, the village hall, a village museum, a bakery and a beauty/hair salon.

Entrance through the composite front door leading into the inviting entrance hall boasting Karndean flooring, a wall of windows flooding the space with natural light, a door out to the beautiful garden, and a useful utility cupboard neatly tucked away under the stairs.

Master bedroom in excellent decorative order with a front aspect window injecting natural light, a fitted wardrobe and space for a super king-sized bed.

Double sized second bedroom boasting high quality wide plank laminate flooring and a fitted wardrobe. Although the room is currently utilised as a study, there is ample space for a king-sized bed if required.

Exceptional bathroom, recently renovated and finished to a modern standard while retaining the period charm of the cottage with its period style towel rail, WC, a wash hand basin mounted atop a shaker style vanity unit, and a beautiful roll top, freestanding bath with a central tap and handheld shower wand.

Stairs flow up from the entrance hall to the impressive and beautifully fitted kitchen/dining room with Karndean flooring, five windows injecting natural light and an area over the stairs for seating.

The kitchen comprises a host of shaker style eye and base level fitted units, granite work surfaces with up stand, an inset stainless-steel sink with draining grooves into the granite, a Neff double oven, a four ring Neff induction hob, an integrated fridge freezer and dishwasher, and space for a four-seater dining table and chairs.

Beautifully appointed living room with dual aspect windows and a feature log burner with an oak mantle and a brick hearth. LED ceiling spotlights.

An inner hall leads to the third bedroom, benefitting from being double in size and the first-floor shower room with a white three-piece suite. Tucked away at the far end of the property, the space feels like its own en suite to a guest bedroom.

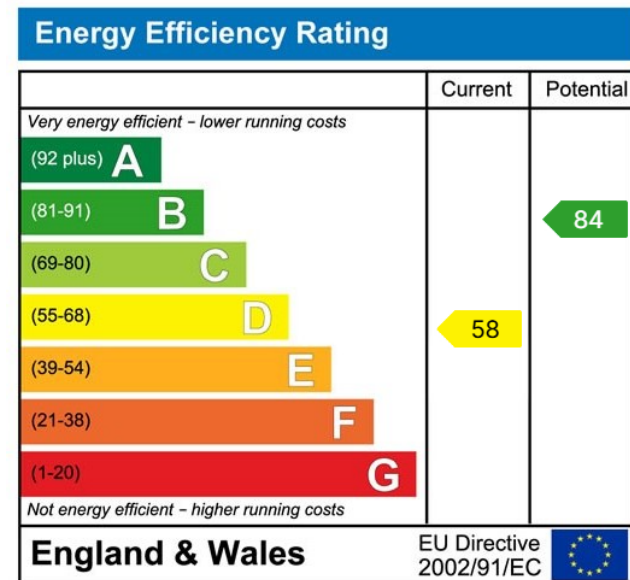
Single garage with an electric roller door, power, light and housing the Vaillant combi boiler fitted in 2022.

The garden has been expertly landscaped and beautifully maintained by the current owners to offer a stunning space to sit out and enjoy the peace and quiet of the countryside. Steps lead out from the rear doors to a stone patio area, perfect for entertaining with friends and family and offering a private feel with its wrap around brick wall. Raised beds provide mature plantings and to the rear is a brick outhouse that benefits from a new slate roof, perfect to be utilised as a garden shed. Astroturf provides a low maintenance lawn with a mature planted border lining the perimeter.





- Living Room - 4.75m x 3.35m (15'7" x 11'0")
- Kitchen - 4.85m x 4.78m (15'11" x 15'8") max
- Main Bedroom - 3.76m x 3.33m (12'4" x 10'11") max
- Bedroom Two - 3.33m x 3.15m (10'11" x 10'4") max
- Bedroom Three - 3.4m x 2.72m (11'2" x 8'11")
- Shower Room - 2.62m x 1.78m (8'7" x 5'10") m
- Bathroom - 2.39m x 1.37m (7'10" x 4'6")
- Garage - 4.52m x 3.35m (14'10" x 11'0")max



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.

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