Torch Close, Hallaton, Market Harborough

STUART CHARLES
ESTATE AGENTS

£350,000

Charming Village Living in the Heart of Hallaton

Tucked away within an exclusive enclave of just three properties, this beautifully presented three-bedroom semi-detached home enjoys an enviable position in the highly sought-after village of Hallaton, surrounded by the rolling Leicestershire countryside.

Generously proportioned throughout, the property opens into a bright and welcoming entrance hall with Velux windows, a useful utility area and guest WC. At the heart of the home is an impressive kitchen/dining room, fitted with an attractive range of shaker-style units, integrated appliances and ample space for family dining.

To the rear, the beautifully appointed full-width living room provides a wonderful space to relax and entertain, with a west-facing aspect and sliding French doors opening directly onto the garden.

The first floor offers three well-proportioned bedrooms, including two generous doubles. The principal bedroom features fitted wardrobes and a private en-suite shower room, while a stylish three-piece family bathroom serves the remaining bedrooms.

Outside, a private driveway provides off-road parking for up to three vehicles. The delightful west-facing rear garden has been thoughtfully

- EXCEPTIONAL DESIRABLE VILLAGE LOCATION
- CONVERTED LOFT (TO OFFICE)
- OFF ROAD PARKING FOR THREE CARS
- THREE BEDROOMS
- CLOSE TO COUNTRY PARKS
- WOODLAND VIEWS FROM REAR GARDEN
- SHORT WALK TO LOCAL PUBLIC HOUSE
- EN SUITE TO MASTER BEDROOM
- COUNTRYSIDE SETTING
- LARGE KITCHEN FAMILY ROOM

Entrance/Utility/Boot room

13'8" x 8'7" (4.19m x 2.64m)

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

Kitchen/Dining room

19'1" x 11'3" (5.84m x 3.43m)

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

Guest Cloakroom

5'1" x 2'9" (1.57m x 0.86m)

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.

Master bedroom
3.58m x 3m
Master bedroom with access to the ensuite and double glazed window to front elevation.

En suite
Shower,hand wash basin and low level cistern compliment the room.

Bedroom two
11'8" x 8'11" (3.58m x 2.72m)
Double bedroom with double glazed window to front elevation.

Bedroom three
9'8" x 7'10" (2.97m x 2.39m)
Double bedroom with double glazed window to rear elevation.

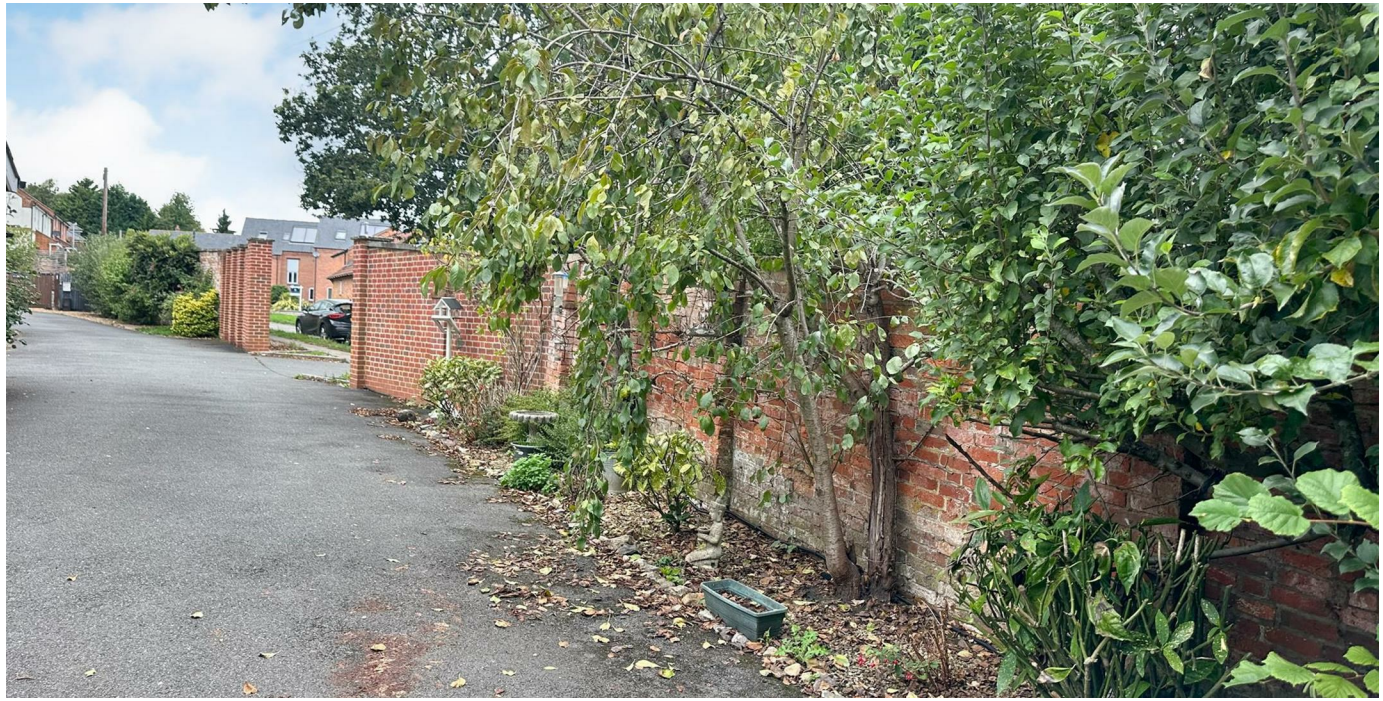
Family bathroom
7'10" x 5'4" (2.41m x 1.63m)
Family bathroom suite with bath with shower over, low level cistern and hand wash basin.,

Outside
Front; Drive way for three cars leading to the front door with several mature shrubs.
The access to the property is via a walled entrance.

Rear; Overlooked by woodlands is this low

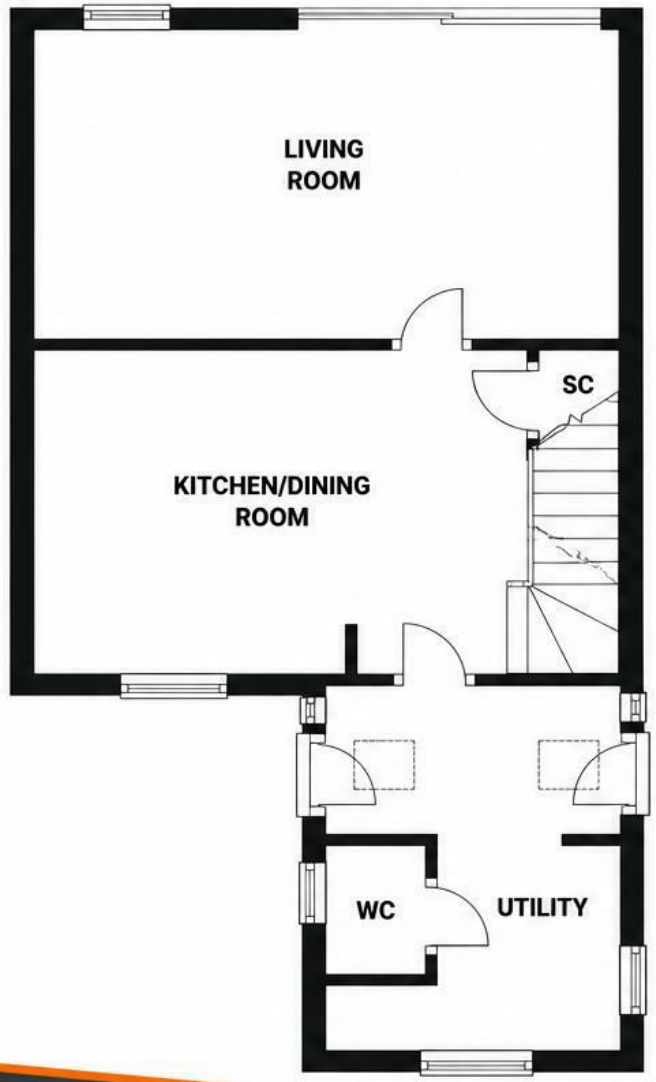
COFFEE MENU

maintenance rear garden,mainly gravelled and terraced to create a simplistic appeal.



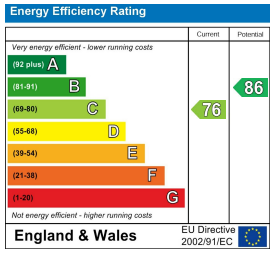
Stuart Charles
ESTATE AGENTS

GROUND FLOOR



FIRST FLOOR

Stuart Charles
ESTATE AGENTS

Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.

STUART
CHARLES
ESTATE AGENTS