

# Medbourne Road

HALLATON, MARKET HARBOROUGH



JAMES  
SELICKS

Occupying an attractive position within the desirable village of Hallaton, this well-proportioned semi-detached home offers bright and versatile accommodation extending to approximately 979 sq. ft.

Ideal for families or buyers seeking village living, the property benefits from generous off-road parking, a substantial rear garden with open countryside views and a detached summer house/home office. The accommodation includes three bedrooms, spacious reception areas and a useful utility with downstairs WC, all within easy reach of the village's excellent amenities and surrounding countryside walks

Attractive semi-detached village home • Approximately 979 sq. ft. of accommodation • Three well-proportioned bedrooms • Spacious sitting room • Open-plan dining and family room • Fitted kitchen with adjoining utility room • Ground floor WC • Generous rear garden with countryside views • Ample off-road parking • Detached summer house/home office •

#### Accommodation

The property is entered via a central hallway with staircase rising to the first floor and access to the principal ground floor accommodation. To the front elevation, the sitting room provides an excellent reception space with ample natural light and attractive proportions, creating a comfortable family living environment. To the rear of the property, the dining and family room offers an ideal space for entertaining and everyday living, with double doors opening onto the garden and enjoying pleasant views across the rear aspect.

The kitchen is fitted with a range of wall and base units together with generous worktop preparation space and appliance provision. Beyond the kitchen is a particularly useful utility room with additional storage and access to the garden, alongside a convenient ground floor WC. The layout provides excellent practicality for modern family life while also offering scope for further enhancement if desired.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying elevated views towards open countryside, while the remaining bedrooms offer flexibility for children, guests or home working. The family bathroom is fitted with a contemporary suite comprising bath with shower over, wash hand basin and WC.

#### Outside

The property is set back from the road behind an expansive frontage providing ample off-road parking together with lawned gardens and side access to the rear. The setting enjoys a pleasant open feel and attractive views across the surrounding village landscape.

The rear garden is a particular feature of the property, being predominantly laid to lawn with a paved seating terrace ideal for outdoor entertaining. Bordered by mature hedging and backing onto open countryside, the garden enjoys an excellent degree of privacy and far-reaching rural views. A detached timber summer house provides useful additional storage or potential for a home office, studio or recreational space.





Floor 1

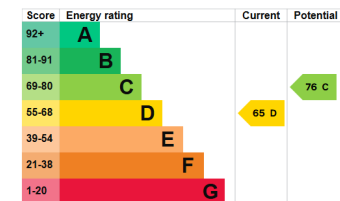


Floor 2



Approximate total area<sup>M</sup>

91.1 m<sup>2</sup>  
979 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseelicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

[jamesseelicks.com](http://jamesseelicks.com)

Please follow us on Instagram:



@jamesseelicksmarketharborough

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

# View to the rear

# JAMES SELICKS

#### Location

The picturesque village of Hallaton is surrounded by some of southeast Leicestershire's most attractive open countryside within the renowned Welland Valley area, located some 16 miles south east of the city of Leicester and 8 miles north east of the thriving town of Market Harborough. The village has a range of local amenities including two public houses, tea rooms, a reputable primary school, fine parish church, village hall, recreational facilities including a children's play area, tennis courts, rugby, cricket and football pitches and a club house. The nearby town of Market Harborough has excellent shopping and supermarket facilities, and there are mainline rail services to London St Pancras which takes about an hour. There is an excellent choice of schools including Uppingham Community College, and private schooling at Oakham, Uppingham, Stamford, Leicester Grammar and Stoneygate Preparatory School located in Great Glen.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Hallaton Conservation Area

Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.

Loft: Boarded, insulated, lit with ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: No modifications for accessibility

Planning issues: None

Satnav Information

The property's postcode is LE16 8UH, and house number 16.

