



1 Hogg Lane  
Hallaton, LE16 8UE



**Simpson West**

## Introducing Cherry Tree Cottage

Tucked away along a peaceful country lane, in the heart of the charming village of Hallaton and the picturesque Welland Valley, sits this beautifully presented three-bedroom cottage. Rarely do homes in such a sought-after location come to market, and this one is offered with the benefit of a complete chain. Families will also appreciate its proximity to excellent nearby schools in Great Easton and Uppingham.

Stepping inside, the ground floor reveals a welcoming entrance hall with a useful utility cupboard, along with two generous double bedrooms—each thoughtfully fitted with wardrobes—and a luxurious family bathroom, complete with a statement roll-top bath.

Upstairs, the home continues to impress. A third bedroom with built-in storage is accompanied by a modern shower room, while the bright and spacious living room offers the perfect retreat. The highlight of the floor is undoubtedly the stylish kitchen-dining room, designed with integrated appliances and granite worksurfaces with ample space for entertaining.

Externally, the property has been carefully landscaped to create a low-maintenance yet inviting outdoor space, featuring an artificial lawn, expansive patio area, and a charming brick-built outhouse for additional storage. An integral garage provides secure parking for a vehicle, with further communal on-street parking available nearby.

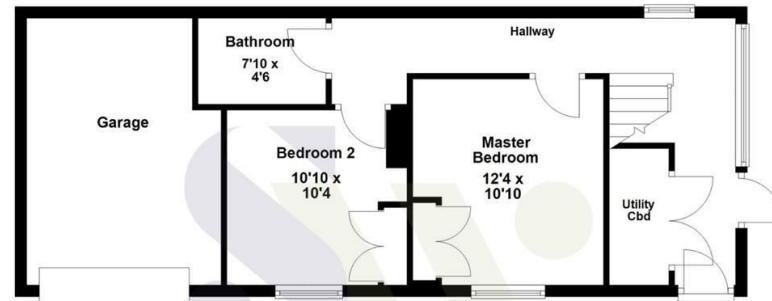
This is a home that combines character, comfort, and convenience in equal measure. Early viewings are strongly recommended to secure this delightful property and avoid disappointment. Energy rating: D. Council Tax Band D.

£450,000

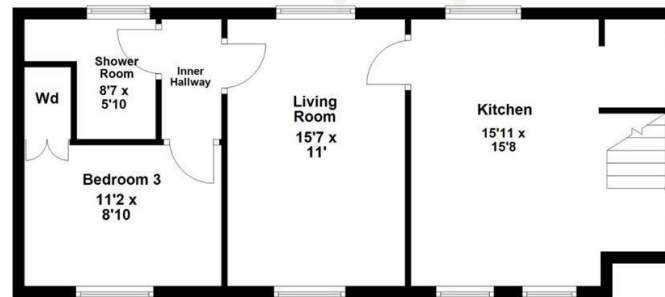
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### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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