



The New House Eastgate, Hallaton

Guide Price £500,000



The New House Eastgate

Hallaton, Market Harborough

Individually designed 4 bed detached house in Hallaton village. Spacious, needs modernisation. Large plot with extension potential (STPP), double garage, private gardens. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached house with great potential requiring modernisation
- Spacious entrance hall, guest cloakroom
- L shaped living room
- Formal dining room
- Breakfast kitchen
- Four bedrooms
- Bathroom with separate wc
- Established gardens
- Driveway & double garage
- No upward chain





The New House Eastgate

Hallaton, Market Harborough

An individually designed four bedroomed detached family house built during the 1970s close to the heart of the highly sought after south east Leicestershire village of Hallaton.

The property is In need of considerable modernisation and improvement and with a generous plot offers scope to extend subject to the necessary planning consents.

The property benefits from oil fired central heating and includes an briefly comprises of a spacious entrance hallway, guest cloakroom/wc. there is an I shaped dual aspect living room complimented by a separate formal dining room, completing the ground floor accommodation is the breakfast kitchen.

On the upper floor off a central landing gives access to four bedrooms, family bathroom and a separate wc.

Outside: To the side of the property is a driveway with a five bar gate, this in turn leads to the double garage. The gardens are mainly lawned to the side and rear, with mature hedging to the front all of which offers a good degree of privacy.

These details have been produced to the best of our knowledge using open source public records and information provided by our seller(s), however we accept no responsibility or their accuracy. It is the responsibility of the buyer to investigate all elements of a purchase with their selected conveyancer prior to exchange of contracts.





Approximate Gross Internal Area
117.2 sq. m. (1262 sq. ft.)
Garage At 32.4 sq. m. (349 sq. ft.)
Total 149.6 sq. m. (1611 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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