



**Connells**

Lavender Cottage Horninghold Road  
Hallaton Market Harborough

# Lavender Cottage Horninghold Road Hallaton Market Harborough LE16 8UF

for sale offers over  
**£485,000**



## Property Description

Lavender Cottage is a charming detached four bedroom home set within the highly desirable village of Hallaton. Offering generous accommodation arranged over three floors, this beautifully presented property combines modern comfort with peaceful village living.

The ground floor offers a bright living room and a spacious kitchen/dining room with access to the rear garden.

First floor - En-suite main bedroom, additional double bedroom and Jack and Jill family bathroom.

Top floor - Two double bedrooms and shower room.

Outside - Mature shrubs provide a private space while the patio and Summer House offer ideal spaces for outdoor entertaining.

Bespoke shutters feature throughout the property.

Hallaton is ideally located for those wanting to enjoy rural tranquility without compromising on modern day convenience with excellent transport links to London and beyond. Nearby towns and cities offer a range of supermarkets, independent shops and restaurants. Families benefit from Hallaton C of E Primary School, plus easy access to secondary schooling in Uppingham.

## Entrance Hall

Bright, welcoming space giving access to WC, Living Room and Dining Kitchen

## Living Room

Beautifully presented family Living Room with oak engineered flooring and bi-fold doors opening onto the patio in the rear garden.

## Dining Kitchen

This stylishly presented dining kitchen provides elegance and convenience ensuring it becomes the heart of your home. Finished to a very high standard, the kitchen area includes a double width induction hob, separate integrated double oven, extractor hood, built-in fridge freezer and washing machine. Contrasting quartz worksurface on three sides and under cabinet lighting.

## Wc

WC, slimline sink with vanity, stone effect floor tiles

## First Floor Landing

## Bedroom 1

Large double bedroom overlooking the rear garden, this room benefits from fitted wardrobes and an en-suite with shower.

## En-Suite

Fully enclosed shower cubicle, sink with floating vanity unit. Beautifully decorated with neutral coloured tiling.

## Bedroom 2

Overlooking the side of the property, this room has fitted wardrobes providing plenty of storage and access to Family Bathroom.

## Family Bathroom

Jack and Jill Bathroom comprising bath with shower/tap, separate shower cubicle, WC, sink with floating vanity, laminate flooring.

## Second Floor

With its dedicated shower room, the top floor offers ideal accommodation for guests or teenage children. Generously sized double bedroom with skylight.

## Bedroom 3

Bright and spacious double bedroom with skylight.

## Bedroom 4

Generously sized double bedroom with skylight and fitted wardrobes.

## Shower Room

Double width shower cubicle, WC and pedestal sink.

## Outside

The front of the property has a graveled driveway providing off-road parking leading to a car port with electric charging port. Planning Permission has been granted for a garage at the property. The rear garden is planted with mature shrubs that create a private and tranquil space. The patio area and summer house provide ample outdoor entertaining and relaxation space.

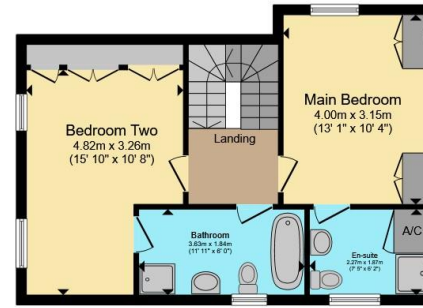




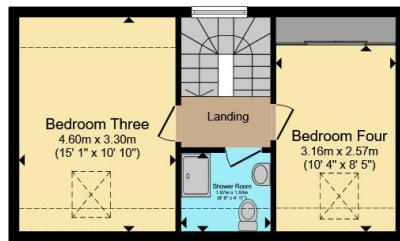




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 133.5 m<sup>2</sup> (1,437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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