



## 9 Hall Close, Arthingworth

Guide Price £450,000

**ANDREW  
GRANGER & CO**



# 9 Hall Close

Arthingworth, Market Harborough

Spacious four-bedroom village home in Arthingworth with open field views, flexible layout, scope to modernise or extend (STPP), and offered chain free. Close to Market Harborough. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No upward chain
- Backing onto open fields with far-reaching countryside views
- Peaceful Cul-de-Sac location
- Spacious and flexible accommodation over two floors
- Off road parking, garage and outdoor store/studio
- Ground floor shower room and first floor bathroom
- Excellent potential to modernise and extend (STPP)
- Sought-after village location near Market Harborough





## 9 Hall Close

### Arthingworth, Market Harborough

A spacious four-bedroom village home with open field views, offered chain free and with excellent potential to modernise or extend (STPP).

Situated in the sought-after village of Arthingworth, this well-proportioned property offers flexible accommodation across two floors. The ground floor comprises a generous living room, separate dining room, kitchen, shower room, and a versatile fourth bedroom/home office. To the first floor are three further bedrooms and a family bathroom.

This property also benefits from a generous driveway providing off-road parking for up to three vehicles. In addition, the garage has been thoughtfully divided to create both a dedicated parking area and a fully powered, insulated workshop/store/studio. This versatile space is ideal for a range of uses, including additional storage, a home office, or a creative studio.

A standout feature of the property is its open aspect to the rear, backing directly onto fields, providing a high degree of privacy and attractive countryside views.

The property would benefit from modernisation throughout and offers significant scope for improvement or extension, making it an ideal purchase for buyers looking to create a long-term family home.

Arthingworth is a picturesque rural village with a strong community feel, surrounded by open countryside yet conveniently located just a short drive from Market Harborough, which offers a wide range of amenities, schooling and mainline rail links to London.

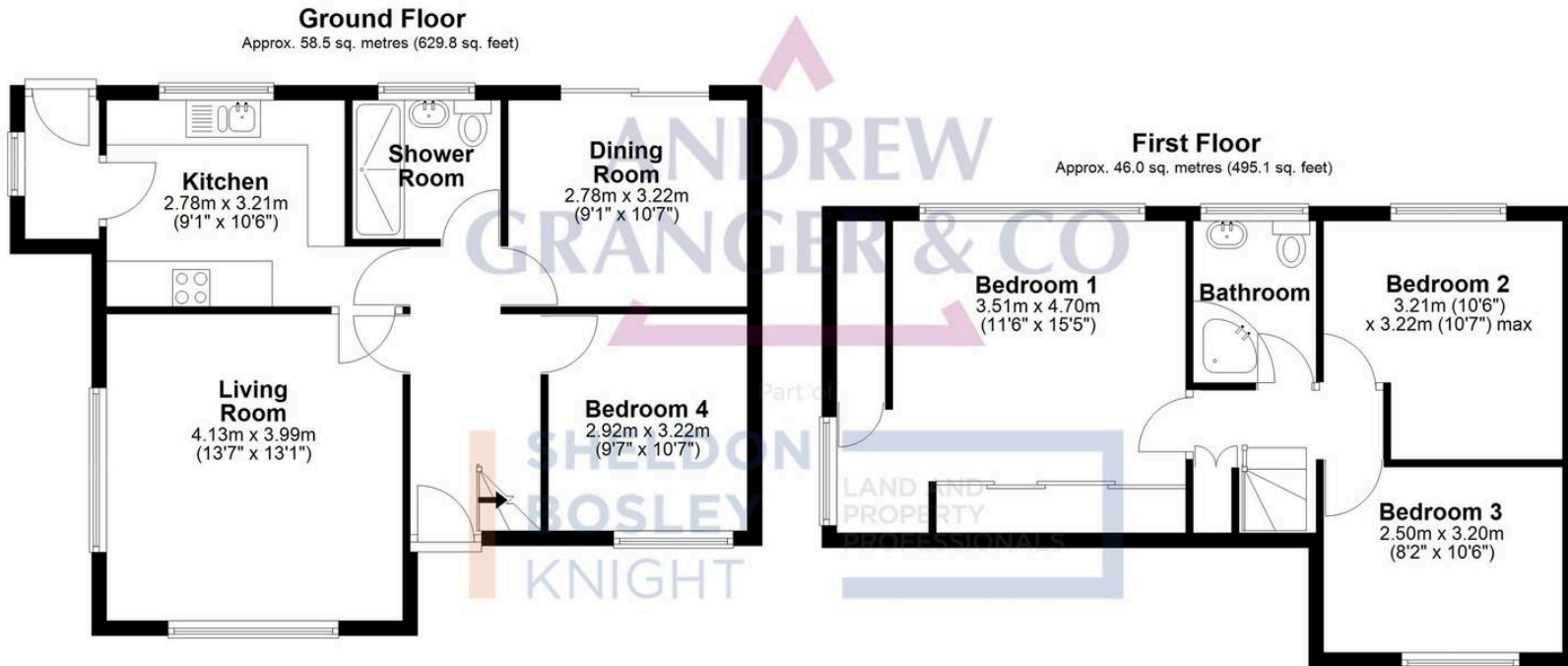






**DISCLAIMER**

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Total area: approx. 104.5 sq. metres (1124.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

# Andrew Granger & Co (Part of Sheldon Bosley Knight)

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