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Service without compromise

28 Eastgate, Hallaton, LE16 8UB









£275,000

A rare opportunity to own a character, period terraced cottage in one of the most sought after and picturesque conservation villages in Leicestershire.

The spacious accommodation is double glazed and gas centrally heated but will require some updating as reflected within the asking price. It comprises: Storm porch, entrance hall, lounge, dining room, fitted kitchen, rear porch/utility, landing, two double bedrooms and bathroom.

There is also a private, easily maintained rear garden.

The property is also being sold with the benefit of no upward chain.

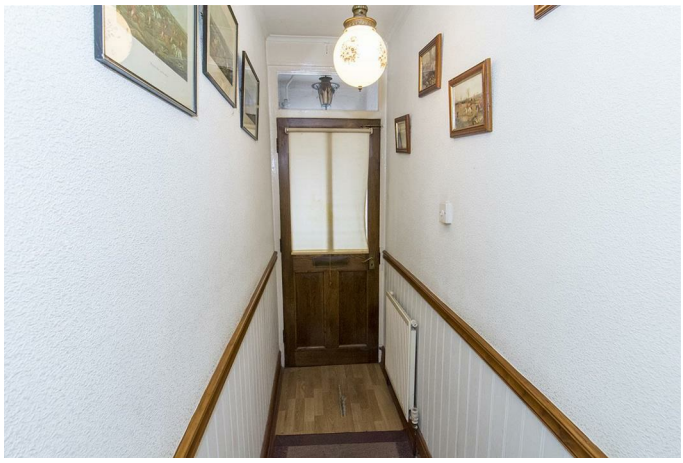
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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Storm Porch
Open storm porch with steps up to timber and glazed front door.

Entrance Hall



Spacious understairs storage cupboard. Radiator. Daido rail. Stripped timber door to dining room.

Dining Room 12'2" x 10'6" (3.71m x 3.20m)



Double-glazed window to the rear aspect. Radiator. Archway to stairs rising to the first floor. Multi-paned door to the kitchen.



Lounge 10'6" x 11'10" (3.20m x 3.61m)



Double-glazed window to the front elevation. Radiator. Cast iron open fireplace with tiled cheeks and timber surround. Fitted oak facing furniture comprising corner hi-fi/tv display units, base storage cupboards, shelving and glazed display units.

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Kitchen 16'2" x 6'2" (4.93m x 1.88m)



Windows to the rear and side elevations. Fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted double oven. Electric four ring hob with stainless steel extractor hood over. Fitted dishwasher. Stainless steel single sink and drainer. Double-glazed door to rear lobby/utility.





Rear Lobby/Utility 6'1" x 7'4" (1.85m x 2.24m)



Space and plumbing for washing machine. Tiled flooring. Double-glazed window to the rear. Double-glazed door leading out to the rear garden.

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Landing



Access to insulated loft space. Radiator. Doors to rooms.

Bedroom One 11'9" x 10'6" (3.58m x 3.20m)



Double-glazed window to the rear elevation. Feature cast iron open period fireplace. Built in mirrored wardrobes, chest of drawers and dressing table. Radiator. Door to bathroom.



Bathroom



Double shower cubicle with rains main shower fitment. Panelled bath. Wash hand basin. Low level WC. Fully tiled floor and walls. Radiator. Two wall lights. Opaque double-glazed window. Airing cupboard housing gas fired combination central heating boiler.

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Bedroom Two 11'1" x 11'9" (3.38m x 3.58m)



Double-glazed window to the front elevation. Radiator. Fitted wardrobes and cupboards. Feature cast iron open period fireplace.

Box Room 7'3" x 2'9" (2.21m x 0.84m)



Double-glazed window to the front elevation. Fitted coat hooks.

Outside



To the rear of the property is a good sized block paved rear yard. Timber garden store. Outside tap. Outside lighting. Timber garden fencing. Gated pedestrian access to the front.

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Note for Prospective Buyers

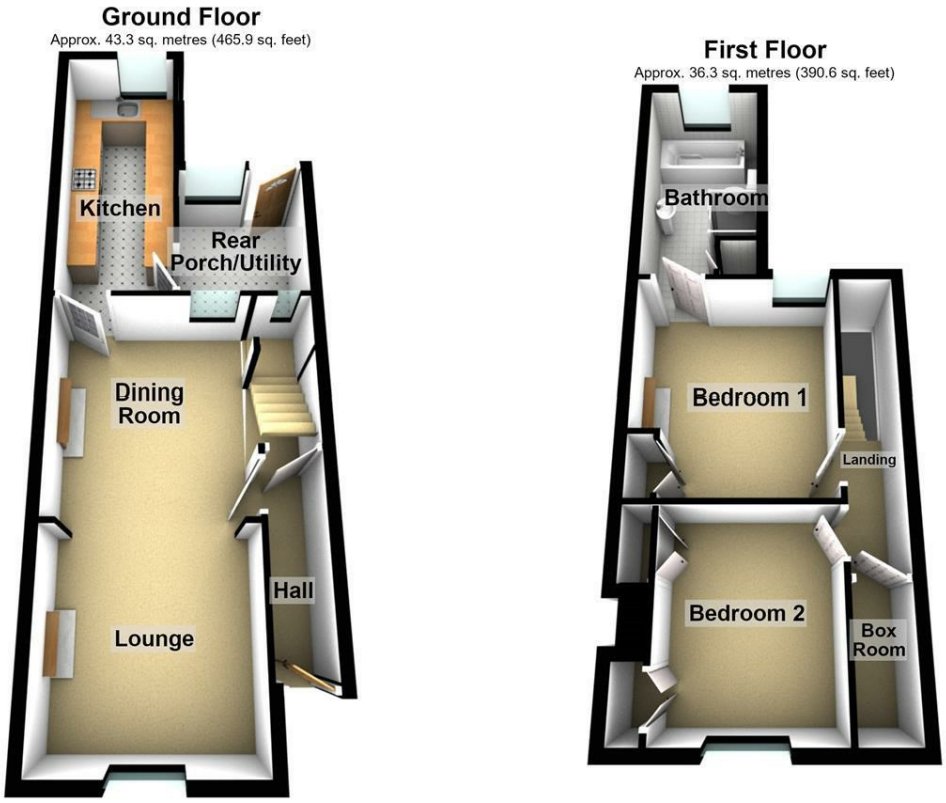


Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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Floor Plan



Total area: approx. 79.6 sq. metres (856.5 sq. feet)

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Area Map



Energy Efficiency Graph

