

make the move



## 21 Hallaton Road

MEDBOURNE. LEICESTERSHIRE.  
LE16 8DR

Guide Price:  
**£130,000**

An opportunity to purchase a one bedroom flat in the sought after village of Medbourne.

This ground floor property provides Entrance hall, fully fitted kitchen, sitting room, bathroom and bedroom.

The property would benefit from a degree of updating.

Chain free

- Good location
- Investment opportunity
- Leasehold
- One bedroom
- Fitted kitchen
- Bathroom
- Sitting room
- In need of updating
- EPC C

## LOCATION

The property is situated on the fringe of the highly sought after and picturesque village of Medbourne which offers an array of fine housing stock. The village provides a great range of amenities including a church, public house, restaurant, village shop, post office and children's play areas. Sporting facilities include tennis courts and games pitches as well as fishing at the nearby Eyebrook Reservoir or Rutland Water.

Medbourne sits in the heart of the Welland Valley within beautiful countryside. Market Harborough and Uppingham are convenient for more extensive shopping, recreational and educational facilities.

Market Harborough and Kettering have railway stations for north south travel. The M1 can be reached at Lutterworth and the A14 at Kettering.

## ACCOMMODATION

Accessed via

## COMMUNAL ENTRANCE HALL

Door to cupboard housing wall mounted boiler.

## ENTRANCE HALL

All accommodation off.

## FITTED KITCHEN

Range of base and drawer units with preparation surface over, stainless steel sink and drainer with mixer tap over, electric four burner hob with stainless steel extractor canopy over, electric stainless-steel oven, tiled splash back, space for white goods, range of wall units, window to rear elevation.

## SITTING ROOM

Window to front elevation.

## FAMILY BATHROOM

Panelled bath with fully tiled surround and glazed screen, pedestal wash hand basin, low flush push button w.c., obscure glazed window to rear elevation.

## BEDROOM

Window to front elevation.

## OUTSIDE

Use of communal garden.

## OTHER INFORMATION

107 years lease remaining.

## SERVICE CHARGE

As from 1<sup>st</sup> April 2025 is £59.14 per month.



12 The Square  
Market Harborough  
Leicestershire LE16 7PA  
Email: [sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

**01858 450020** [www.naylorsestateagents.com](http://www.naylorsestateagents.com)