

THE GRANARY

HALLATON, MARKET HARBOROUGH



JAMES
SELICKS

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The Granary,
North End, Hallaton,
Market Harborough,
Leicestershire

A delightful cottage forming part of a small excellent courtyard development located on the outskirts of this ever popular and picturesque Welland Valley village of Hallaton.

Flexible accommodation | Open plan living dining kitchen | Currently one bedroom, but easily converted back into two | Shower room | Car standing | Popular village location | Ideal for first time or investor buyer | EPC - C

ACCOMMODATION

This charming cottage has recently been converted to provide open plan living on both the ground and first floor creating a large open plan living dining area with kitchen area, and a spacious master bedroom with ensuite off. This could easily be reconfigured back to its former layout to provide an entrance hall and a lounge /dining room with kitchen area off, and to the first floor two bedrooms and bathroom, as demonstrated in our two floorplans.

The current accommodation is entered into an open plan living dining kitchen which is light and airy by virtue of doors and windows to three elevations and is a great space for entertaining. The kitchen area is fitted with a comprehensive range of eye and base level units, space for an oven with extractor hood over and space for a fridge freezer. The living and dining area has feature exposed brickwork, and stairs rising to the first floor.

The bedroom has windows to the side and rear elevations and exposed ceiling timbers. A door leads to the ensuite shower room which comprises of a shower enclosure, WC, pedestal wash hand basin, tiled floor, heated towel rail and exposed ceiling timbers.

OUTSIDE

To the front there is a lawned front garden and patio enclosed by wrought iron decorative railings with gate. There is also double width car standing area.

The rear of the property is accessed via a shared gated entrance which in turn gives access to the kitchen.

LOCATION

Hallaton is a highly regarded and sought after thriving village, with a good sense of community spirit, conveniently situated for the market towns of Market Harborough, Oakham and Uppingham, with the regional centre of Leicester to the north. Market Harborough provides niche shopping and a good range of amenity catering for all day to day needs, as well as mainline rail access to London St. Pancras in under an hour.

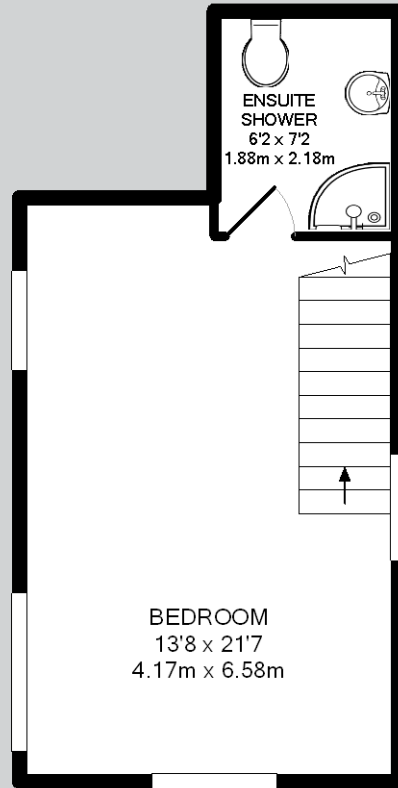
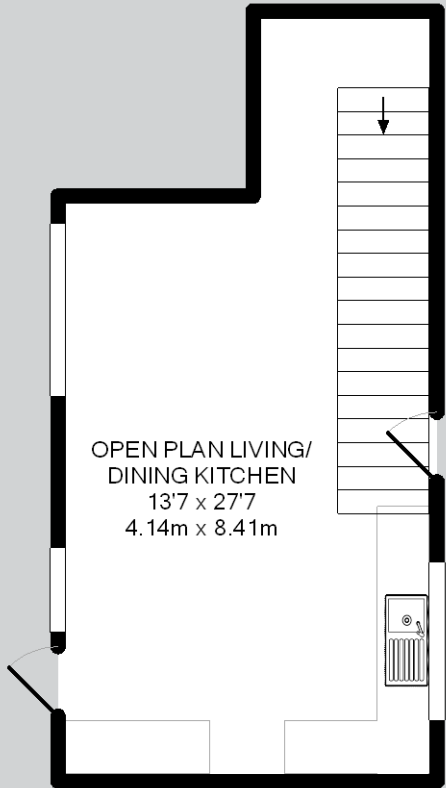
DIRECTIONAL NOTE

From the centre of Market Harborough travel via the B664 towards Medbourne and Uppingham. Continue through the villages of Sutton Bassett and Weston by Welland. Bear left onto Ashley Road as signposted to Medbourne. Before entering the village of Medbourne take the left hand turn along Paynes Lane as signposted to Hallaton. Follow the road and take a left hand turn onto Hallaton Road., which then turns in Medbourne Road. Enter the village of Hallaton and continue on Medbourne Road, which then turns into North End. The property can be found approximately 50 yards beyond the junction with Horninghold Road as indicated by our Agents for sale board.

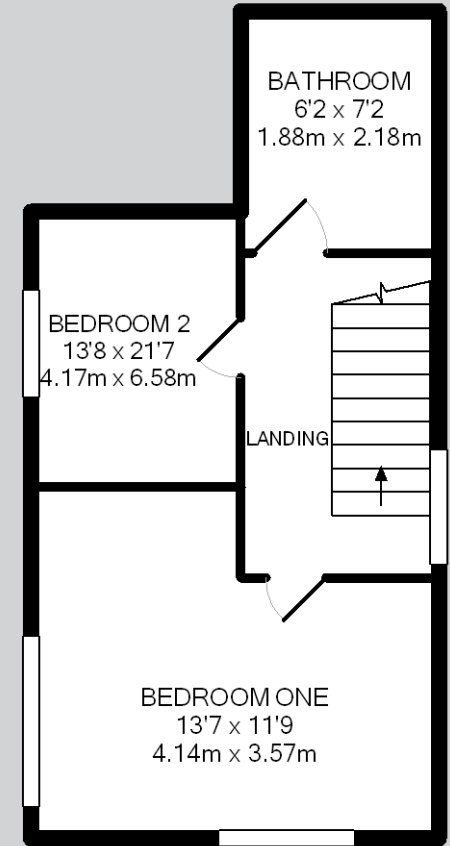
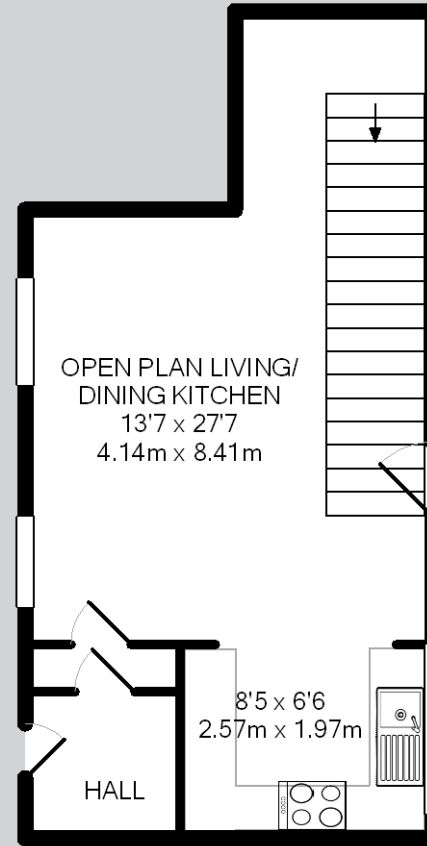




CURRENT CONFIGURATION



PREVIOUS CONFIGURATION



GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |