



45, EASTGATE, HALLATON, LE16 8UB
PRICE £239,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



A charming two bedroomed Grade II listed end of terraced Victorian cottage located in the highly desirable Welland Valley village of Hallaton.

The beautifully refurbished interior benefits from electric radiator heating and double glazed windows, and includes a sitting room with attractive brick fireplace and cast iron log burner, dining hall with staircase off, rear lobby with stable type door out, open plan to a superbly appointed kitchen with quality built-in appliances.

On the upper floor is a central landing with pine panelled doors leading off to two bedrooms and a well appointed bathroom with shower over the bath.

Landscaped rear garden laid for ease of maintenance with brick block paved patio areas, raised brick flower and shrub borders and useful brick store, with gate leading out to the rear.

LOCATION

The picturesque village of Hallaton is surrounded by some of south east Leicestershire's most attractive open countryside in the heart of the Welland Valley close to the borders of Leicestershire and Rutland. Part of the popularity of Hallaton is its wonderful village amenities including two fine pubs, an artisan coffee shop, historic parish church, reputable primary school, village hall, small museum and excellent sporting and leisure opportunities with a recreational ground on the edge of the village with a cricket square, children's play area, two tennis courts and a football pitch. Nearby market towns include Uppingham, Oakham and Market Harborough,

with the latter having mainline rail services to London St Pancras in about an hour.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed northbound via High Street and Leicester Road, continuing over the A6 roundabout onto the Melton Road (B664), turning right at Church Langton, proceeding out of the village and turning right at the next T junction towards Hallaton. On reaching the village, proceed past the church and Bewicke Arms, following Eastgate round to the left, with the property located on the right hand side with an Andrew Granger & Co for sale board erected to identify the property.

ACCOMMODATION IN DETAIL

Built of brick and slate construction, this charming cottage benefits from electric radiator heating with an electric immersion heater and wooden framed double glazed windows, and includes:

GROUND FLOOR

SITTING ROOM 13'3 x 11' (4.04m x 3.35m)

Panelled entrance door, double glazed window to front, attractive brick fireplace with cast iron burner on brick hearth, double cupboards to either side with display area above, beams, radiator, stripped pine panelled door through to:

DINING HALL 7'10 x 11'4 max/9' to staircase (2.39m x 3.45m max/2.74m to staircase)

Staircase off with storage area beneath, wood effect laminate flooring, radiator, beams, dimmer light switch, opening to:





REAR LOBBY 7'11 x 4'6 (2.41m x 1.37m)

Double glazed stable type door leading out, wood effect laminate flooring, open plan to:

KITCHEN 11'9 x 5'5 average (3.58m x 1.65m average)

Excellent range of base and wall cupboards with oak working surfaces and ceramic tiled surrounds, stainless steel circular sink with mixer tap over, integral dishwasher, fridge and freezer, Bosch built-in oven with four ring electric induction hob over, concealed extractor hood above, ceiling spot lights, underfloor heating and double glazed window overlooking the rear garden.

FIRST FLOOR

LANDING

Pine panelled doors off, access hatch to roof space.

BEDROOM ONE 11'10 x 11' (3.61m x 3.35m)

Double glazed window to front, electric radiator, two built-in double wardrobes with glazed insets.

BEDROOM TWO 7'9 x 6'5 (2.36m x 1.96m)

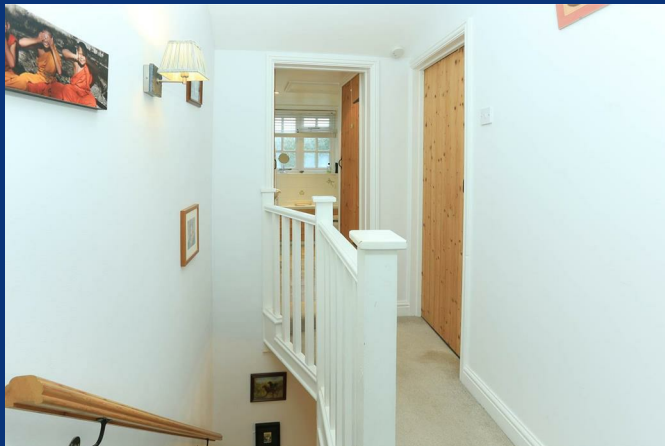
Double glazed window overlooking the rear garden and radiator.

BATHROOM 8'4 x 5'8 (2.54m x 1.73m)

White suite comprising pine panelled bath, electric shower unit over with fitted rail and shower curtain, wash hand basin, low flush wc, half tiled walls, tiled floor with underfloor heating, extractor fan, ceiling spotlights and built-in airing cupboard.

OUTSIDE

Easily maintained rear garden with tiered brick block paved patio, raised flower and shrub borders, BRICK STORE, rear gate giving access to a shared pedestrian access.





FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E.

COUNCIL TAX

Council Tax Band A. For further information contact Harborough District Council 01858 828282

STAMP DUTY

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) - 5%

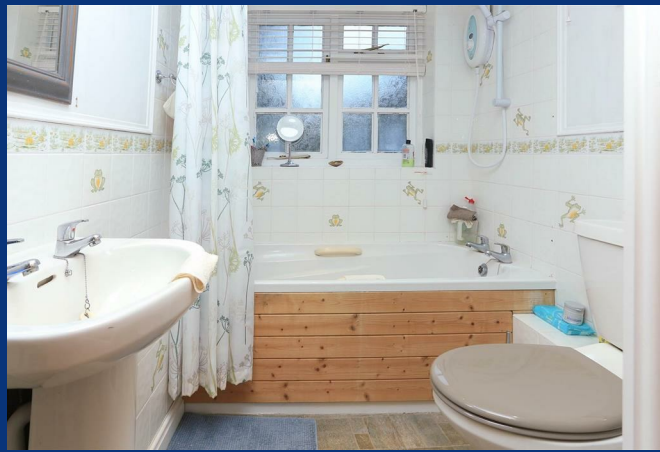
The next £575,000 (the portion from £925,001 to £1.5m) - 10%

The remaining amount (the portion above £1.5 million) - 12%

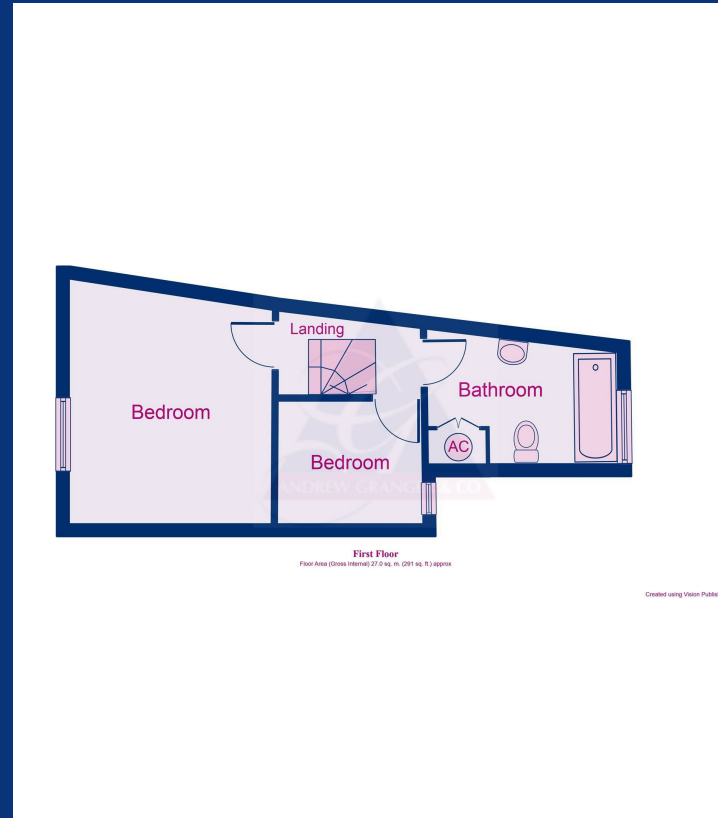
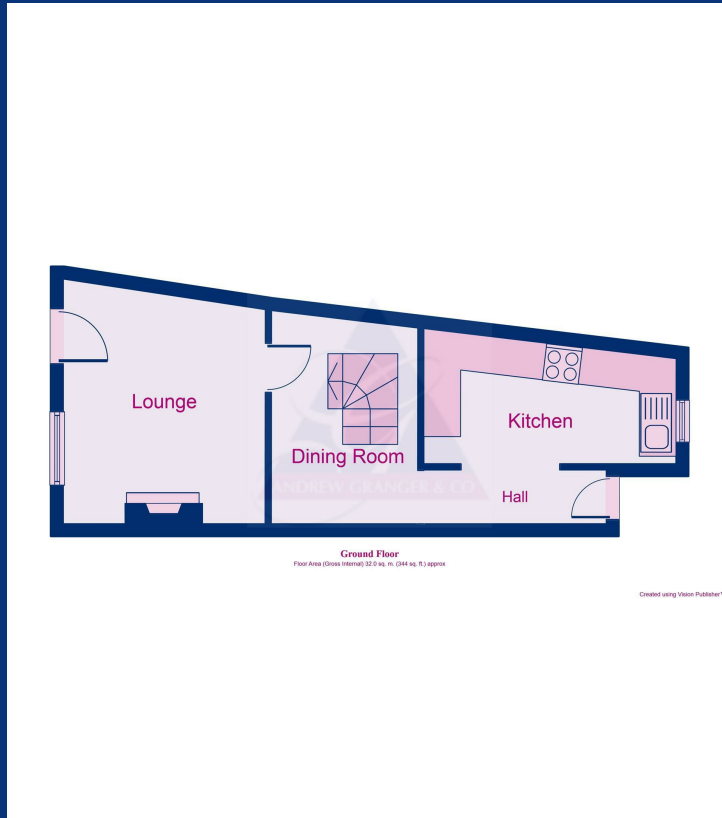
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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Call 01858 431 315

Andrew Granger & Co. Phoenix House, 52 High Street,
Market Harborough, Leicester LE16 7AF
www.andrewgranger.co.uk



sales@andrewgranger.co.uk

