The Forge Eastgate
Hallaton
Leicestershire
LE16 8UB

£680,000

OSCAR JAMES

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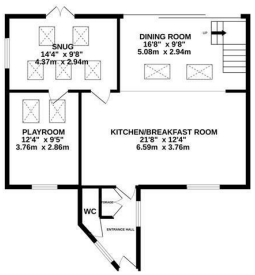
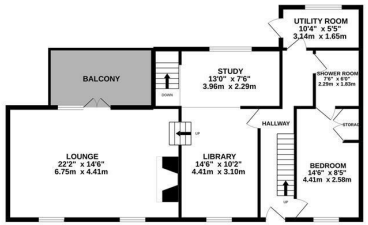
FLOOR PLANS

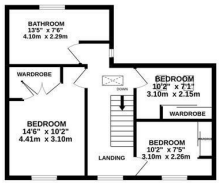
GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AT A GLANCE...

- Four Reception Rooms
- Incredible Kitchen/Diner
- Three Bedrooms
- Two Bathrooms
- Landscaped Garden
- Garage + Driveway

WHAT'S GREAT?

The Forge is a wonderfully unique home situated in the heart of one of Leicestershire's premier villages and offers spacious and versatile accommodation over three floors.

Having been thoughtfully extended and remodelled by its present owners, this gorgeous home simply must be viewed to be appreciated.

The ground floor accommodation comprises; entrance hall, large lounge with full height beamed ceiling, open fireplace and doors leading out onto a fabulous balcony which overlooks the garden, library with wood burner and study area off, ground floor bedroom with Jack and Jill en-suite and a utility room to complete the ground floor.

From ground floor study area there are stairs which lead down to an incredible kitchen diner with huge full height and full width sliding doors flooding the room with natural light and providing access to the rear garden. The kitchen offers a range of units with a large, sociable island and dining area beyond. On this floor there are two further reception rooms which offer versatile space. There is also a second entrance to the front and a separate WC.

The first floor offers three further bedrooms and a family bathroom with separate shower. The master bedroom also benefits from built in wardrobes.

Outside there is a wonderfully private rear garden which is tiered and in two sections. The lower level being laid mainly to lawn with a large feature dining rear with curved retaining wall and the upper level being lawned. There are also a range of useful stores along with a courtesy door providing access into the garage.

To the front there is a generous driveway and detached garage with electric roller door.

Hallaton enjoys two exceptional village pubs, primary school, local duck pond and church and is within easy access of the neighbouring town of Market Harborough which provides direct access to London via train in around an hour.

This exceptional home is a real one off and strong interest is expected.

...expect excellence

SELLER'S SECRET

Why we like it....

To buy or not to buy....

OSCAR JAMES

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