

Cherry Tree Cottage
1 Hogg Lane
Hallaton
LE16 8UE

£450,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated in the charming village of Hallaton, Market Harborough, this delightful detached cottage offers a perfect blend of modern comfort and traditional character. Recently fully refurbished, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The accommodation has been thoughtfully considered utilising the space available over the two floors, expect to find on the ground floor a welcoming entrance hall with utility cupboard with plumbing for washing machine, two bedrooms, both of which are doubles with built in wardrobes and a family bathroom with free standing bath with claw feet, vanity sink unit and WC.

To the first floor there is a stunning refitted kitchen/diner which really has the wow factor with numerous storage cupboards and ample work top space, integrated appliances including double oven, extractor, induction hob, dishwasher and

fridge/freezer, a lounge provides a cosy and spacious area for all to enjoy with a feature fireplace with wood burner. In addition on this floor there is a further double bedroom with wardrobes and a very well appointed shower room.

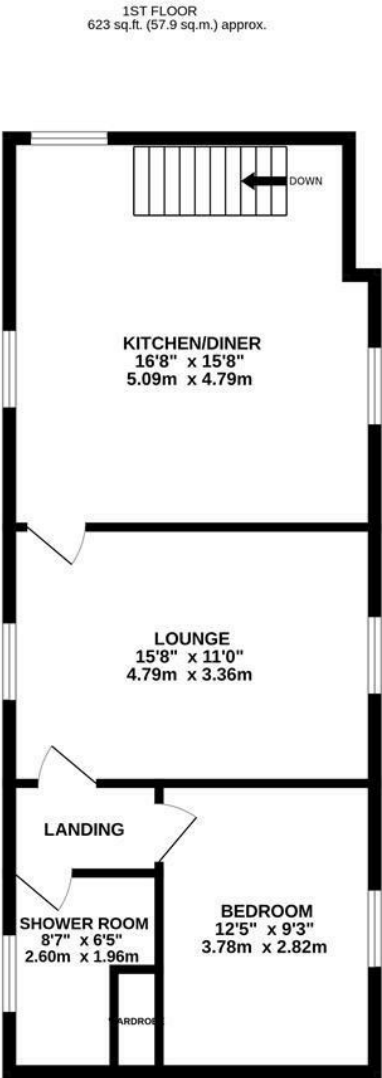
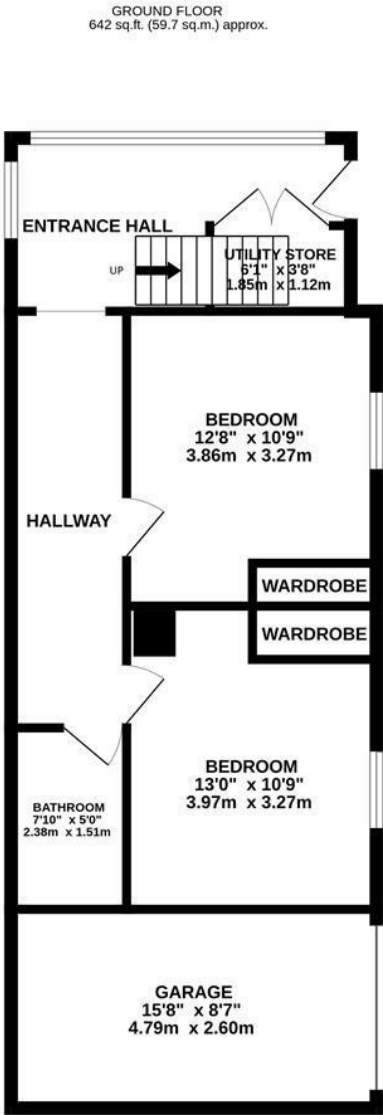
Outside, you will find a single garage, providing additional storage or a secure space for your car. The garden has been fully landscaped to a very high standard for all to enjoy with an astro turf lawn, patio area for alfresco dining, brick walling and flower and shrub borders. A brick built outhouse provides additional storage.

This property is a rare find, combining modern living with the quaint appeal of village life. Whether you are looking to settle down or invest in a charming home, this cottage on Hogg Lane is not to be missed.

Call Oscar James Market Harborough to make arrangements to view.

...expect excellence

Floor Plan



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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.

Made with Metropix ©2025



AT A GLANCE...



Lounge and kitchen/diner



Refitted kitchen with integrated appliances



Three double bedrooms with wardrobes



Shower room and bathroom



Landscaped garden



Single garage





SELLER'S SECRET

Having made some wonderful memories during our time, we have been very happy and are especially proud of the works and improvements we have made. We hope the new owners enjoy it as much as we have.



Why we like it....

This property is outstanding! Fabulous location, condition and presentation, it has it all! A must view home, no question! Call to view!

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16
7DS
01858 458 458
www.oscar-james.com

To buy or not to buy....
