

North End  
Hallaton  
LE16 8UJ

35% Shared Ownership  
£105,000

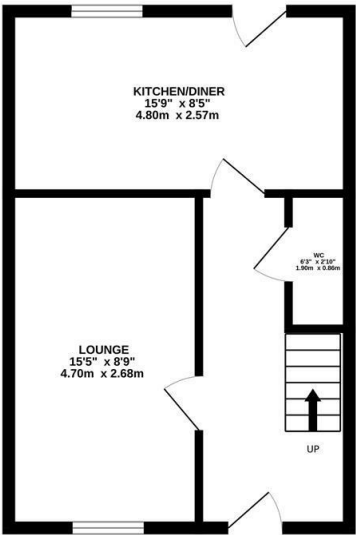


OSCAR JAMES

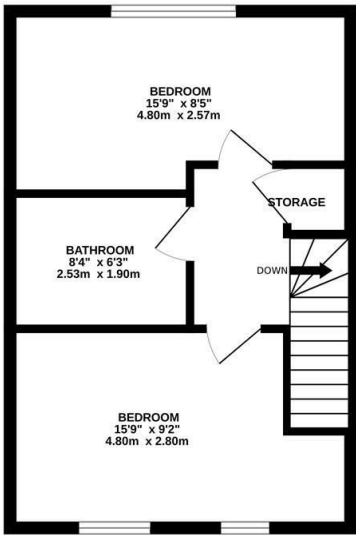
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# FLOOR PLANS

GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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 Metriplex 1/2025



## AT A GLANCE...



Living Room With Beautiful  
Countryside Views



Modern Kitchen/ Dining Room  
Leading To The Garden



Two Spacious Bedrooms



Bathroom With Shower Over Bath



Enclosed Rear Garden



Off Road Parking For Two Cars



## WHAT'S GREAT?

35% shared ownership, situated in an outstanding position in the sought after village of Hallaton, this beautifully presented and neutrally decorated, two double bedroom property is part of a quiet village location. It offers low maintenance gardens and dedicated parking for two vehicles. Built in 2022, by highly regarded local builders Grace Homes, it is in first class condition with glorious and far-reaching views across the Welland Valley.

The house includes reception room, open plan kitchen/dining room, ground floor WC, two spacious bedrooms and family bathroom, all with modern luxury flooring throughout.

Modern heating and insulation, make it highly economical to run, especially suiting first time buyers and people looking to downsize.

A spacious entrance hallway has extensive shelving, access to the sitting room, WC, kitchen/dining room and stairs.

The light and airy south facing sitting room benefits from beautiful countryside views. The kitchen/ dining room offers direct access to the rear garden and offers an attractive outlook. The fitted kitchen has a full range of low and high level cupboards, a four ring gas hob, fan assisted electric oven, stainless steel sink and space for a washing machine and fridgefreezer— offering room for a table and chairs.

The main bedroom offers a flexible king sized layout for all the usual furnishings. Two south facing windows give fabulous views across the valley and it has fittings for a wall mounted, flat screen TV. The second double bedroom has an attractive open outlook with space for wardrobes, a king sized bed and other furniture. The room is currently used as both a home office and guest room.

A bright and spacious bathroom offers three piece suite comprising a full sized bath with mains shower over.

Further benefits include allocated off road parking for two cars and an enclosed rear garden with patio and lawn areas perfect for al fresco dining. Viewings are advised.

<https://www.platformhg.com>

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# SELLER'S SECRET

Hallaton sits in quintessentially english countryside but offers easy access to the market towns of Oakham, Uppingham, Market Harborough (9 miles) - major supermarkets and highly regarded shopping - and city shopping in Leicester (14 miles).

It has excellent transport links inc a community bus service, access to motorway network, high speed rail and Stansted, East Midlands and Birmingham airports all within 1.5 hrs.



## Why we like it....

The property is offered on a shared ownership basis, currently with a 35% share. The Platform Housing lease has 122 years to run with no local occupancy restrictions. Additional shares (to 100% of value) can be purchased at any time. Current service charge is £390 annually. Council Tax Band B, £1821 annually (2025/2026). Information on Platform shared ownership can be found at <https://www.gov.uk/shared-ownership-scheme>

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)