



**Cherry Tree Cottage, Hogg Lane, Hallaton, LE16 8UE**

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# Property Description

A delightful three bedrooned 19th Century detached cottage of character located in the heart of the picturesque Welland Valley village of Hallaton.

The stylishly extended and beautifully appointed interior offers excellent flexibility, and benefits from gas fired central heating and recently replaced double glazed windows. Approached via an open porch entrance and impressive entrance hall with French door leading out to the gardens, a staircase rises to a spectacular open plan living kitchen, fitted to a high specification with built-in appliances and windows to three elevations, creating an abundance of natural light. There is also a small raised galleried area enjoying views over the gardens. A braced & latched door leads through to a charming living room, having a feature cast iron burner, and windows to two elevations. Also to the first floor off an inner landing is a double bedroom and recently refitted shower room/wc.

On the ground floor off the entrance hallway is an inner hall leading to two double bedrooms and a superb newly appointed family bathroom.

Integral to the house is a garage with remote controlled roller shutter door to front. There is also an attractive walled garden with extensive stone paved patio, a feature artificial lawn and useful brick store.



## Key Features

- Detached cottage of character
- Beautifully appointed throughout
- Entrance hall with utility store
- Spectacular open plan dining kitchen
- Attractive living room with cast-iron burner
- 3 double bedrooms and 2 bath/shower rooms
- Integral garage
- Landscaped walled garden
- Heart of Welland Valley village
- Internal inspection highly recommended



**Price  
£490,000**

## LOCATION

The historic village of Hallaton has a reputable primary school, two public houses, a village hall, fine parish church, recreational ground with tennis, cricket and children's play facilities, together with a small museum which focuses on the renowned annual Bottle Kicking event. The village is surrounded by delightful open countryside with numerous scenic walks, and is handy for the neighbouring centres of Market Harborough, Uppingham and Leicester. For the commuter, both Market Harborough and Leicester have rail services to London St Pancras, and nearby road networks include the M1, accessible at Junction 20, the A14, A47 and A1.

## ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, the boiler renewed in 2022, and double glazed windows installed in 2018, the beautifully presented and versatile interior includes:

### GROUND FLOOR

#### OPEN PORCH ENTRANCE

With tiled floor, external light and tap point.

#### HALLWAY

A stylishly extended entrance hall with wood effect flooring, double glazed windows to two elevations overlooking the gardens, panelled door leading out, ceiling LED spotlights, electric radiator, useful under-stairs utility store with plumbing facilities for automatic washing machine and dryer, built-in meter cupboard, attractive staircase off with painted balustrade and handrail rising to the dining kitchen, living room, bedroom 3 and shower room/wc.

#### INNER HALLWAY

With radiator, wall light points, braced & latched doors off to:

#### PRINCIPAL BEDROOM

Double glazed window to front, two radiators, built-in triple wardrobe with shelving to side.

#### BEDROOM 2

With wood-effect flooring, painted exposed beam, recessed area with wooden lintel and concealed lighting, recessed double wardrobe and radiator.

#### BATHROOM/WC

Recently refitted white suite comprising roll edged bath on chrome ball and claw feet, chrome mixer tap over with shower attachment, wash hand basin, attractive ceramic tiled surrounds, low flush wc, display shelving, ceiling LED spotlights, extractor fan and radiator with chrome towel rail.

#### FIRST FLOOR





### DINING KITCHEN

A stunning open plan living kitchen with windows to three elevations, wood effect flooring, excellent range of built-in units comprising base and wall cupboards, several drawers, granite working surfaces stainless steel sink unit, Neff built-in oven and grill, Neff electric induction hob, concealed canopy extractor hood over, plumbing facilities for automatic dishwasher, integral fridge and freezer within cabinet surround, ceiling LED spotlights, concealed lighting beneath wall cupboards, radiator, two steps rising to a sitting area enjoying views over the garden. Braced & latched door leading through to;

### LIVING ROOM

Windows to two elevations, attractive fireplace with cast iron burner on brick hearth, radiator, TV aerial socket, ceiling LED spotlights, door leading through to:

### INNER LANDING

With matching doors off to:

### BEDROOM 3

Double glazed window to front, radiator, deep recessed double wardrobe with storage cupboard over and fitted shelving.

### SHOWER ROOM/WC

Recently refitted white suite comprising corner shower cubicle with large fixed shower head and adjustable hose, curved glazed sliding door, wash hand basin with matching tiled splash, low flush wc, windows to two elevations, radiator, ceiling LED spotlights and extractor fan.

### OUTSIDE

### WALLED GARDEN

Landscaped walled garden enjoying an elevated position approached via steps with gate leading out to Hogg Lane, extensive stone patio area with raised brick shrub beds, artificial grassed area with flower and shrub borders, USEFUL BRICK STORE with recently replaced roof, raised wooden flower beds.

### GARAGE

With electric remote control roller shutter door to front, fitted shelving, power and lighting, recently replaced wall mounted gas fired combination boiler.



# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Harborough

**Disclaimer:** All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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