



HARE PIE
HALLATON, LEICESTERSHIRE

JAMES
SELICKS



“... ROOM TO LIVE, WORK AND UNWIND ...”

Set on a corner plot in the popular Leicestershire village of Hallaton, this three-bedroom family home offers versatile accommodation, a wrap-around patio and block-paved driveway parking for three cars.

Three Double Bedrooms • Principal Bedroom with Dressing Room • Versatile Reception Room • Kitchen / Breakfast Room • Sitting Room with French Doors to Garden • Off-Road Parking • Family Bathroom • WC • Sought After Village

Accommodation

Arranged with everyday family life in mind, offering a good balance of sociable and more private spaces. A versatile reception room provides a particularly useful addition, currently arranged as a home office but equally suited to a dining room or snug.

The kitchen/breakfast room forms the practical heart of the home, with a breakfast bar for informal dining.

At the rear, the sitting room offers a more relaxed space to unwind, with French doors opening directly onto the garden and bringing plenty of natural light into the room. A downstairs WC completes the main living accommodation.

The utility room is a practical space and connects through to the remaining section of the former single garage, now providing useful additional storage.

Upstairs, there are three double bedrooms, including a well-appointed principal bedroom with its own dressing room, built in wardrobes and en-suite shower room with heated towel rail.

Two further double bedrooms provide flexibility for family, guests or additional home-working space, while the family bathroom is fitted with a bath with shower over, and heated towel rail.



Outside

The corner position provides a generous block-paved driveway with parking for three vehicles, alongside established shrub planting and useful space for log storage. A side gate leads through to the garden.

The garden combines a wrap-around patio with a small lawn and established planting, providing an attractive and manageable outdoor space.

Location

Hallaton is a characterful Leicestershire village just a few miles from Market Harborough, renowned for the centuries-old Hallaton Bottle Kicking and Hare Pie Scramble. The village has a strong community feel, with two pubs, a village museum, a Church of England primary school and St Michael and All Angels church. Market Harborough provides a wider range of shops, schools and leisure facilities, together with a railway station offering direct services to London St Pancras, making it a practical option for commuters. The combination of village surroundings and good connections makes Hallaton an appealing choice for those looking to balance countryside living with access to larger centres.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Harborough – Tax Band E

Tenure

Freehold



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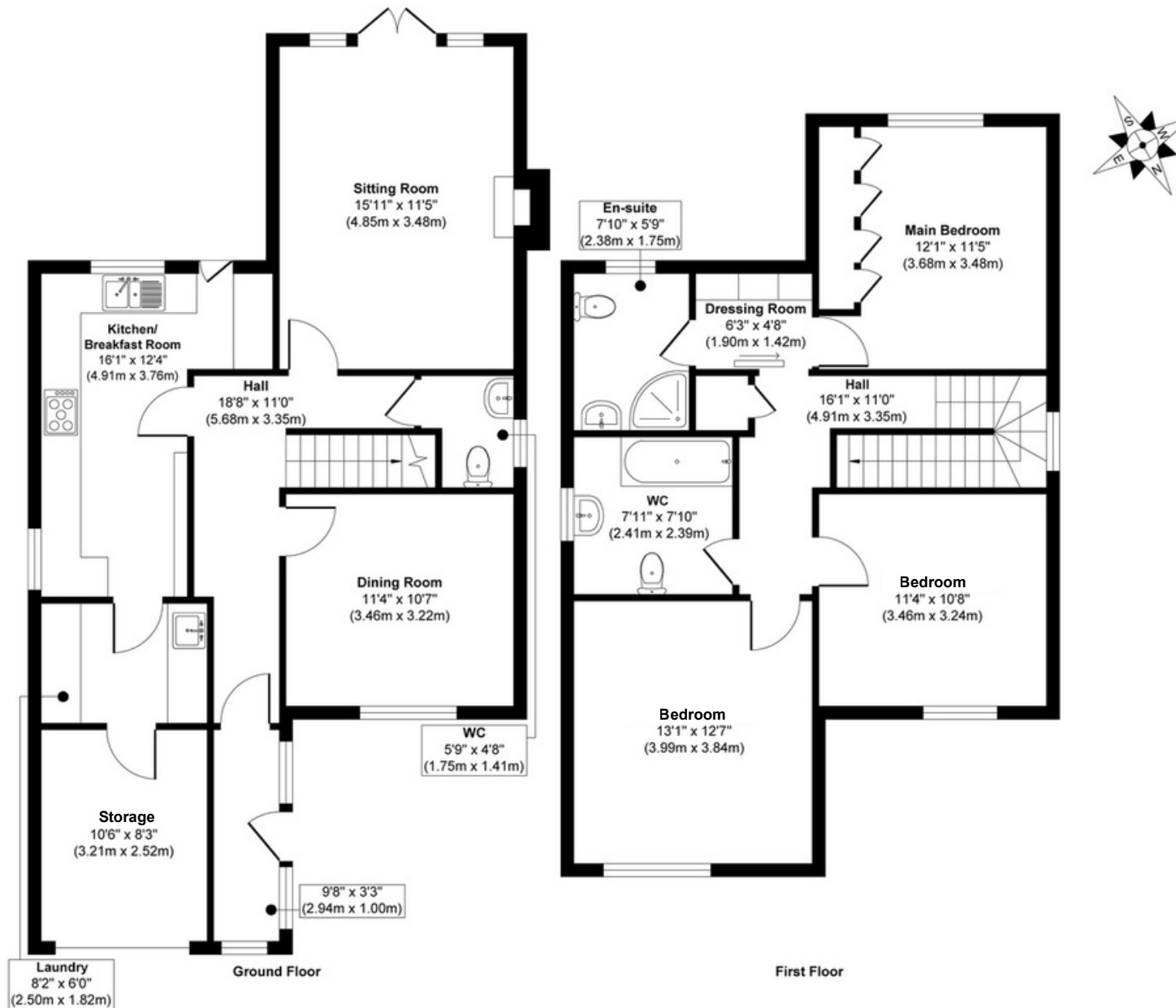


AI digitally staged image – for illustrative purposes only

7 Hare Pie View Hallaton, Market Harborough, LE16 8UL

House Total Approx. Gross Internal Floor Area incl. Garage = 1463 **ft²** / 136 **m²**

Measurements are approximate, not to scale, for illustrative purposes only.





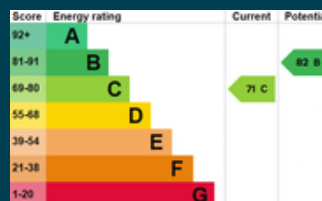
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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