

Lavender Cottage

HALLATON, MARKET HARBOROUGH



JAMES
SELICKS

Welcome to Lavender Cottage, a beautifully appointed, modern detached home offering over 1,427sq. ft of comfortable and meticulously presented living space on the edge of this highly desirable Welland Valley village. Thoughtfully designed for modern living, the property boasts four generously sized double bedrooms, a bespoke refitted dining kitchen, a stylish Jack and Jill family bathroom, ensuite, additional shower room, and a beautiful cottage garden.

Modern detached home • Four double bedrooms • Approx 1,427 ft² • Refitted dining kitchen • Sitting room with bifold doors • Jack & Jill family bathroom • Ensuite shower room & second floor shower room • Gardens with summerhouse • Off road parking • Sought after Welland Valley village

Accommodation

Stepping through the canopied porch and front door, you're welcomed by a bright hallway with engineered oak flooring and the comfort of underfloor heating. To the left is a practical guest cloakroom with flagstone flooring and a contemporary suite.

To the right, the sitting room runs the full depth of the house, filled with natural light from a front-facing window with plantation shutters and rear bi-fold doors that open onto the garden. It's a versatile, relaxing space ideal for both everyday living and entertaining.

The kitchen has been re-fitted with a bespoke, handmade range of units and quartz worktops, offering plenty of storage and preparation space. Integrated appliances include a double oven, washer/dryer, and fridge/freezer, all arranged with both style and practicality in mind.

On the first floor are two double bedrooms, both with generous fitted wardrobes and drawers. One has an ensuite shower room, while the larger bedroom shares Jack and Jill access to the family bathroom via the landing. The bathroom features a four-piece suite, including a freestanding bath, walk-in shower, WC, and wash hand basin, offering a comfortable space to unwind.

The second floor includes two further double bedrooms, both with vaulted ceilings. One benefits from a deep walk-in fitted wardrobe with sliding doors, while the other has been used as a spacious study or home office. A separate shower room with a modern suite serves this floor.

Outside

A gravelled driveway provides off-road parking and leads to a car port with an EV charging point. The rear garden has been landscaped to offer a private and peaceful setting, with a paved terrace, lawn, well-stocked borders, and a timber-framed summer house at the far end.

Location

Hallaton is a highly sought after thriving village, with a good sense of community spirit, conveniently situated for the market towns of Market Harborough, Oakham and Uppingham, with the regional centre of Leicester to the north. Market Harborough provides niche shopping and a good range of amenity catering for all day-to-day needs, as well as mainline rail access to London St. Pancras in under an hour.





The area is very well served by popular schooling at both primary and secondary levels. Of note is Hallaton Primary School on the doorstep. Sporting and leisure facilities are well catered for in Hallaton and nearby Medbourne. Hallaton has two popular public houses, parish church, village hall and recreational grounds. The village is situated in some of the county's most attractive countryside with many scenic bridleways and footpaths.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes, located within Hallaton's Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains services, gas-fired central heating, wet underfloor heating and geothermal energy.

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

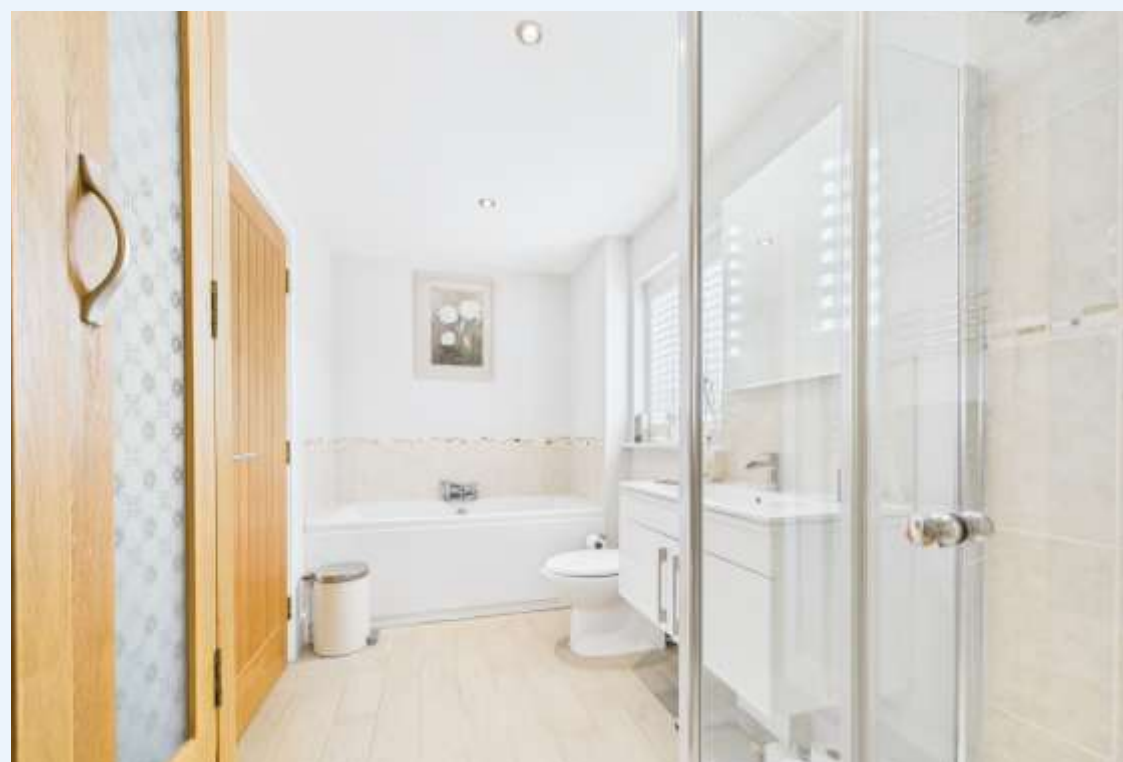
Accessibility: Accommodation over three floors. No accessibility modifications have been made to the property

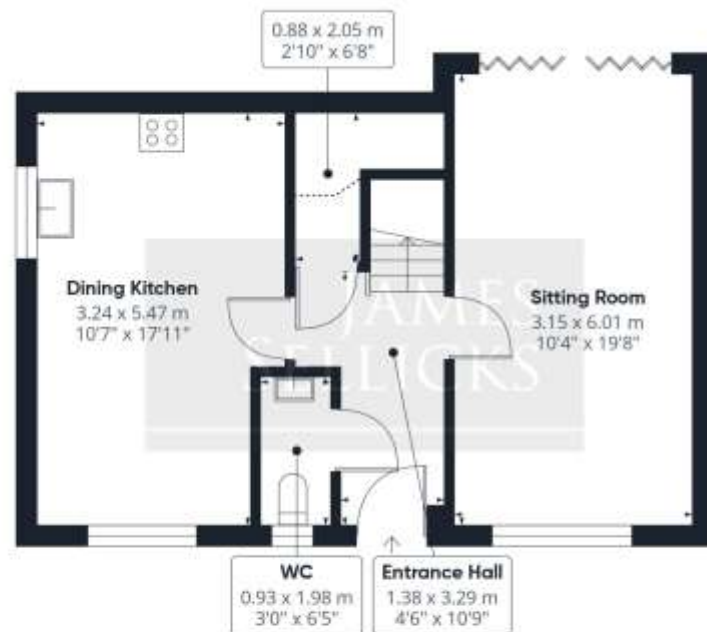
Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE16 8UF, and house name Lavender Cottage.



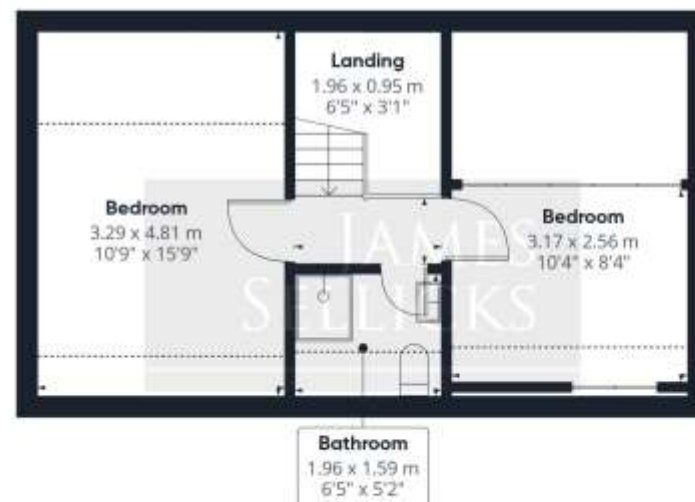




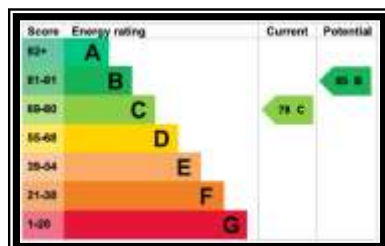
Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

132.5 m²

1427 ft²

Reduced headroom

9.7 m²

105 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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Measures 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.

