



Eastgate, Hallaton, Leicestershire, LE16 8UB



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A beautifully renovated and stylishly extended three bedroomed Victorian end of terraced house located within the highly desirable and picturesque Welland Valley village of Hallaton.

Comprehensively refurbished over the last 15 years by a local reputable builder for his own occupation, this sympathetically restored property retaining a wealth of Victorian features including some sash windows and cast iron fireplaces, the property benefits from a Viessmann gas fired central heating system incorporating a full weather management feature with sensors, and a security alarm system. The well presented interior is approached via an entrance hall with red and black quarry tiled flooring and a downstairs cloakroom/wc. There are two reception rooms each with Victorian cast iron fireplaces with bespoke built-in cabinets and sash windows. The extended kitchen is fitted with handmade built-in units having oak working surfaces, Belfast sink and Rayburn cooker range, together with a quarry tiled floor, opening into the spacious boot/utility room having a double glazed pitched roof creating an abundance of natural light, with a French door leading out to the garden.

On the first floor, there is a spacious landing off which is a large bedroom to the front enjoying pleasant views, a superbly appointed family bathroom with separate shower and a rear bedroom overlooking the garden. An attic conversion has created an excellent third bedroom with wonderful storage space and amazing views.

Attractively landscaped rear garden with blue brick patio area, paved path flanked by an artificial grassed area with flower and shrub borders, hard standing to the rear with timber garden shed.





## Key Features

- Beautifully renovated Victorian end of terraced house
- Wealth of retained features
- 2 reception rooms with period fireplaces
- Extended kitchen with bespoke units and Rayburn
- Useful boot/utility room
- 3 bedrooms
- Superb bathroom
- Attic conversion
- Landscaped garden
- Heart of conservation village

**Price Guide**  
**£325,000**

## LOCATION

The picturesque village of Hallaton is located in the heart of the highly desirable Welland Valley area, and has a strong local community supporting a primary school, two public houses, village hall, museum and a sports ground on the edge of the village with tennis courts, cricket, rugby and football pitches, together with a children's play area. The nearby thriving towns of Market Harborough and Uppingham offer excellent shopping and amenities, and Market Harborough has mainline rail services to London St Pancras in about an hour. There are numerous scenic walks around the village, and both Rutland Water and Eyebrook Reservoir are within easy reach. In addition to the village's primary school, there are excellent nearby public schools including Stoneygate School, Leicester Grammar, Uppingham, Oakham and Stamford.

## GROUND FLOOR

### ENTRANCE HALL

Approached via several steps to the front, part glazed entrance door, quarry tiled floor with matwell, panelled doors off.

### CLOAKROOM/WC

Quality white quite comprising low flush wc, wash hand basin and engineered oak flooring.

### SITTING ROOM

10'5" x 10'9"

Victorian cast iron open fireplace with pine surround and floral tiled insets, book shelving and double cupboards to either side, sash window to front.

### DINING ROOM

11'10" x 10'7"

Period fireplace with pine surround and mantle, cast iron inset with floral tiling, bespoke double cupboards to side.

### KITCHEN

16' x 6'2"

Beautifully appointed with handmade built-in base and wall cupboards, oak working surfaces with ceramic tiled surrounds, white deep glazed Belfast sink, Bosch integral dishwasher, Rayburn cooker range with two ovens and two chromed hotplates, integral fridge, quarry tiled floor, double glazed window to rear with double glazed skylights over.





### **BOOT/UTILITY ROOM**

12'4" x 7'5"

A really useful area with part glazed door leading out to the garden, quarry tiled flooring, double glazed sloping roof creating an abundance of natural light, oak working surface, stainless steel sink unit, plumbing facilities for washing machine, space for fridge/freezer and radiator.

### **FIRST FLOOR**

#### **SPACIOUS LANDING**

Approached via staircase with pine handrail, sash window to rear.

#### **BEDROOM ONE**

13'10" x 10'10"

Two sash windows to front, former cast iron fireplace.

#### **BATHROOM**

8'1" x 6'11"

Superbly appointed four piece suite comprising panelled bath, fully tiled shower cubicle with glazed in-fold doors, pedestal wash hand basin, low flush wc, engineered oak flooring, chrome heated towel radiator, electric shaver socket, extractor fan and ceiling spotlights.

#### **BEDROOM TWO**

12'6" x 6'2"

With window overlooking the garden, built-in cupboard housing the Viessmann gas fired condensing boiler.

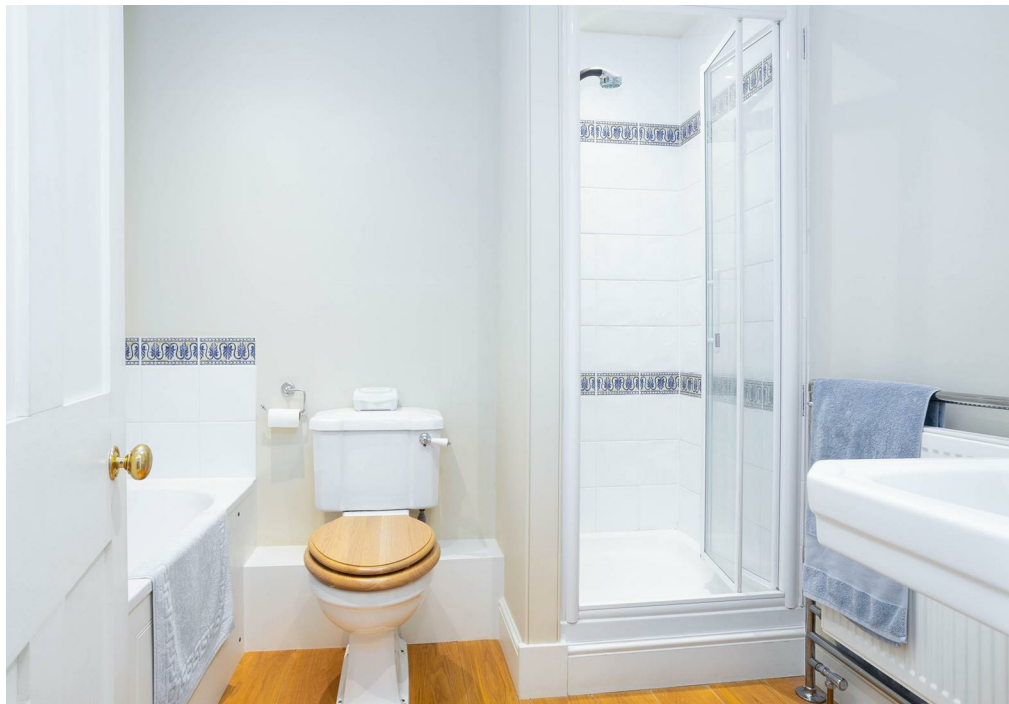
### **UPPER FLOOR**

#### **BEDROOM THREE/HOME OFFICE**

13'11" x 12'8" plus recess

Having exposed purlins and sloping ceilings with spotlights, eaves storage cupboards, two double glazed skylights to rear, double glazed window to gable end with views towards open countryside, radiator.

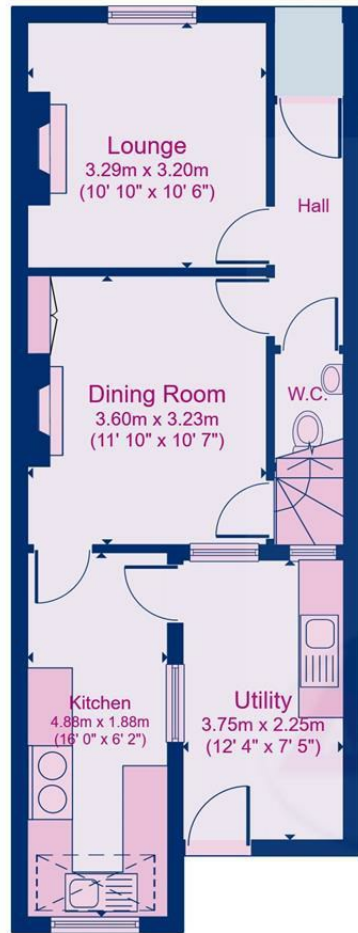
Landscaped rear garden with blue brick patio, paved path flanked by artificial grassed area and flower and shrub borders, concrete hard standing to rear. The timber garden shed is included. There is a pedestrian right of way across neighbouring properties giving access down a side passage.





BROTHER BESTER  
DOGS G  
BRAMBLE PEP  
MOLE HOLLY US  
LANDROVER US  
COLLEGE VAL  
NORTHUMBERL  
FAT FRID  
SCOTLAND WA  
CARPENT  
TEA SHOOT

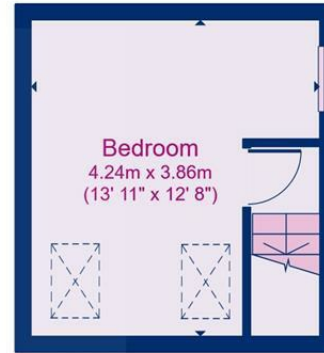
# Floorplan



**Ground Floor**  
Floor area 47.1 sq.m. (507 sq.ft.) approx



**First Floor**  
Floor area 37.0 sq.m. (398 sq.ft.) approx



**Second Floor**  
Floor area 16.4 sq.m. (176 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough District Council

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.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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