

**McCALLUM
MARSH**
PROPERTY CONSULTANTS





Situation

With breath-taking views across rolling countryside this superb house is situated on the edge of the historic Leicestershire village of Hallaton. This thriving village boasts many amenities which include two public houses, a delicatessen, mobile post office, sports field with tennis courts, two play areas, well regarded Primary School, Church, Museum, allotments and village hall.

Further shops, restaurants, and extensive leisure facilities are available in nearby Leicester, located 15 miles to the north west, which also has a thriving cultural scene including the renowned Curve Theatre. The affluent market town of Market Harborough is 8 miles to the south and has a wide range of boutique and high street shops, whilst Uppingham, Oakham and Stamford are to the east.

The property particularly benefits from its proximity to The Eye Brook Reservoir (4.5 miles) for fishing & bird watching, and Rutland Water (13 miles) which offers a wide range of outdoor pursuits such as trout fishing, sailing, cycling, walking and climbing. There are a number of local golf courses, horse racing and Point-to-Point, Livery Stables, cycling clubs, rugby, football and cricket clubs, to name just a few.

Schooling

Schooling in the area is truly excellent, with respected public schools nearby including Uppingham, Oakham, Oundle, Leicester Grammar School, Stoneygate Preparatory School and Spratton Hall; there are also a number of well-regarded state school options including the very highly praised primary school in Hallaton itself.

Transport Links

Communication links are ideal, with nearby Market Harborough having a direct train to London St Pancras in approximately 55 minutes, and Leicester train station providing regular services to London, Nottingham, and Birmingham.

The cities of Leicester, Peterborough, Rugby, Coventry, Nottingham, Birmingham, Northampton and London are all easily accessible via the closely connectable road network. Whilst Birmingham, and East Midlands, airports are all within around 40 miles drive.







Specification

Construction:

- A traditionally designed and solidly built detached house with a brick exterior and slate roof

Kitchen:

- Fully fitted bespoke designer kitchen by Alexander Lewis with soft close doors
- Double Belfast sink
- Quooker hot water tap
- Miele Appliances included: Integrated fridge, Integrated freezer, Integrated dishwasher, Range Cooker and Integrated Extractor hood

Bathrooms, En-Suites and Cloakroom:

- Villeroy and Boch sanitary ware
- Vanity Units in Main Bathroom and En Suites with Hansgrohe tapware
- Heated Towel Rails

Heating and Hot Water:

- Wood Burner to the lounge
- Gas fired central heating with energy efficient condensing boiler
- Fully programmable underfloor heating on the ground floor
- Thermostatically controlled radiators upstairs

Lighting:

- Combination of downlights (some with dimmers, feature pendant lights over kitchen island)

Internal Joinery:

- Oak internal doors with Finesse Pewter Handles

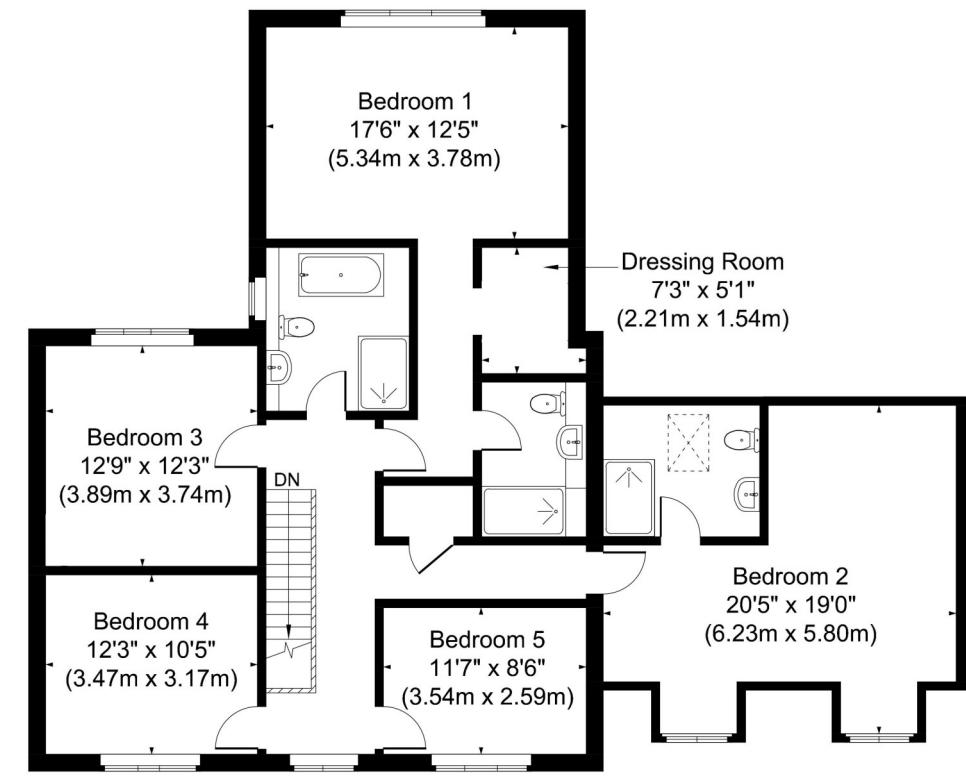
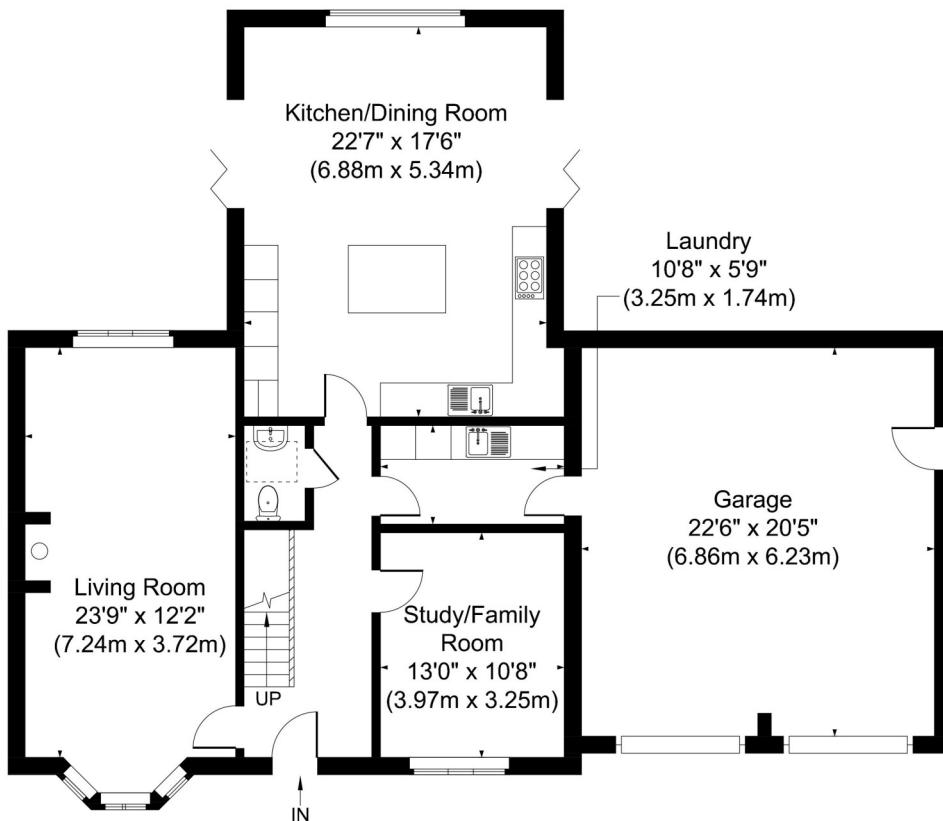
Internal Finish:

- Walls finished in French Grey Pale
- Woodwork — White
- Front Door — Farrow & Ball Blue
- TV points to all living areas and bedrooms
- Telephone points
- Tiling to floors in Kitchen, Utility Room, Cloakroom, Hallway, Bathroom and En Suites

Outside:

- External lights to front and rear
- Tarmacadam Driveway
- Slate type Patio
- Outside tap
- Bi-fold doors in Kitchen and Family/Dining Room
- Electric door, with power and light to Garage
- House alarm system

The Milton (Plot 2) Hallaton
Approximate Gross Internal Area
Main House = 232 sq.m/2497 sq.ft
Garage = 43 sq.m/461 sq.ft
Total = 275 sq.m/2958 sq.ft



Ground Floor

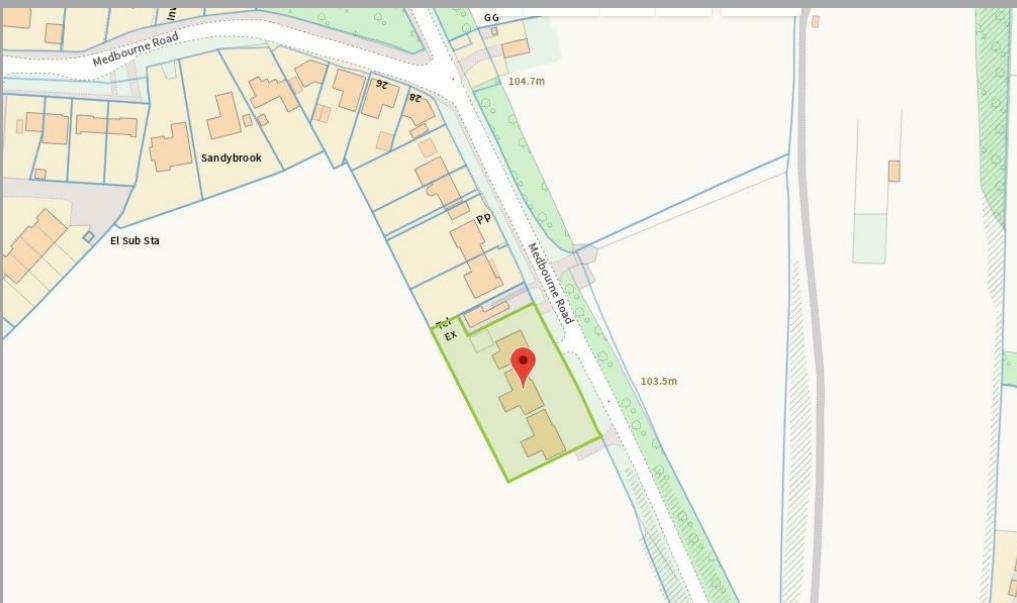
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2020









**The Manor Main Street
Tur Langton
Market Harborough
LE8 0PJ**
01858 463747
harborough@mccallum-marsh.co.uk

IMPORTANT NOTICES

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

