



**“Executive Village Living  
with a Garden and Outlook  
to Impress!”**



11 Mill Mount  
Hallaton  
LE16 8UR



# “Executive Village Living with a Garden and Outlook to Impress!”

Occupying an enviable cul-de-sac position, with stunning views overlooking the rolling Leicestershire countryside, this executive, detached home is sure to impress, boasting an immaculate interior throughout, three double bedrooms and a beautifully landscaped west facing garden!





## Property Highlights

Built in 2022 by the highly regarded developer Grace Homes, the Cottesbrooke design property is the only design type available within this select development of just 21 homes. The property also benefits from a host of upgraded fixtures and fittings, electric solar panel contributing towards the hot water and a fantastic garden room!

Positioned within the desirable Welland Valley and situated within the highly sought after village of Hallaton, the property is within walking distance to the local primary school, recreation ground, the church, two pubs, the village hall, a village museum, a bakery and a beauty/hair salon. The development also has its own green with a seating area and pond for residents to enjoy. The popular towns of Market Harborough, Stamford and Uppingham are within a short commute, and easy access to the A47 provides links to Leicester and Melton Mowbray. There is also a free return taxi every Tuesday from Hallaton to Market Harborough. Home of the famous annual 'Bottle Kicking' event, Hallaton also has a variety of activities for the community to include a sports club, local Coffee morning at the Church, a walking group, a WA group and once a week a range of 'pop up' trucks visit the centre of the village offering a chip van and fish van and a post van twice a week!

Entrance is gained through a contemporary composite front door into a welcoming entrance hall boasting herringbone Karndean flooring with under floor heating, high quality panelled doors, a utility room, a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring continued Karndean flooring with under floor heating, LED ceiling spotlights, and a charming fireplace with an oak beam, stone hearth and electric log burner (available under separate negotiation), with the potential to install a log burner (subject to relevant consent). There is also a window to the front elevation and French patio doors lead into the garden room.



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Separate utility room with Porcelanosa tiled flooring with under floor heating, LED ceiling spotlights, a quartz work-surface with a matching up stand, high gloss base units, a Worcester boiler and space for a washing machine and a tumble dryer.

Guest WC comprising Porcelanosa tiled flooring with under floor heating, LED ceiling spotlights, porcelain tiled splash backs, a 'Villeroy and Boch' wall hung wash hand basin and a low-level WC.

Fantastic open plan kitchen/dining room boasting a dual aspect flooding the room with natural light and featuring Porcelanosa tiled flooring with under floor heating, LED ceiling spotlights, space for a large dining table and chairs, and a central island boasts a quartz work-surface with a breakfast bar.

The high-quality kitchen comprises a host of gloss eye and base level units, a quartz worktop with a matching up stand continuing to the windowsills, a Blanco one and a half bowl sink with a mixer tap and draining board, and a range of integrated Siemens appliances to include a single oven, a microwave combination oven, a four-ring gas hob, a fridge/freezer and a dishwasher.

There is also an under-stairs storage cupboard and French patio doors lead into garden room.

Beautifully presented garden room offering delightful views of the garden, with porcelain tiled flooring, tinted roof windows, power supply, doors into the living room, and sliding patio doors to the garden.



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Stairs rise to a naturally light, galleried landing to the first-floor accommodation, with high quality carpeting and panelled doors throughout. The landing features a window to the front elevation, an airing cupboard, a storage cupboard and a loft hatch.

Three double bedrooms, in excellent decorative order, all benefitting from stunning countryside views.

The main bedroom boasts ample space for a king size bed, fitted wardrobes and an ensuite shower room.

The modern ensuite shower room comprises of Porcelanosa floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights and a Villeroy & Boch white three-piece suite to include a double width shower cubicle, a wall hung wash hand basin with a vanity unit beneath, and a low-level WC.

Luxury bathroom featuring Porcelanosa floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, a shaver point, and a white Villeroy & Boch three-piece suite. The three-piece suite incorporates a panel enclosed bath with a shower screen and shower over, a wall hung wash hand basin with a vanity unit beneath and a low-level WC. Single garage with a Hormann electric door, power, lighting and a side door into the garden.





## Outside

Occupying a desirable corner plot, the property is neatly tucked away and features an attractive rendered frontage with a well-manicured lawn, planted borders and a pathway to the front door. The property also benefits from two block paved driveways with ample off-road parking for four cars, a single garage, an electric 7.1kwh smart charger charging point, and a side gate to the rear garden.

The stunning west facing rear garden is a true gardeners paradise, having been professionally landscaped by the present owners, offering a variety of seating areas to enjoy throughout the entire day.

The established garden features a well-manicured lawn, a host of well stocked planted borders with a variety of perennials, shrubbery, a beautiful Paul's Scarlett blossom tree, a lovely pond with a water feature, two paved patio areas and two decked seating areas with timber pergolas and a pathway between. The garden also benefits from attractive downlighting throughout, power supply, access to the garage and a gate to the front elevation.



## Measurements

Living Room - 5.38m x 3.38m (17'8" x 11'1")

Garden Room - 3.78m x 2.57m (12'5" x 8'5")

Kitchen/Dining Room - 5.26m x 4.17m (17'3" x 13'8")

Utility Room - 2.34m x 1.7m (7'8" x 5'7")

Guest WC - 2.34m x 0.99m (7'8" x 3'3")

Main Bedroom - 4.09m x 3.4m (13'5" x 11'2")

En Suite - 3.4m x 1.17m (11'2" x 3'10")

Bedroom Two - 3.71m x 2.69m (12'2" x 8'10")

Bedroom Three - 3.4m x 2.51m (11'2" x 8'3")

Bathroom - 2.49m x 1.88m (8'2" x 6'2")

Single Garage - 5.97m x 2.84m (19'7" x 9'4")



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