



BY DESIGN



Lavender Cottage

Hallaton | Leicestershire

Elegant Four Bedroom Modern Detached Home in Prime Welland Valley Village

Experience the charm of village living with this modern, detached four-bedroom home in Hallaton, Market Harborough. With approximately 1,457 sq ft of elegant living space, a re-fitted kitchen/diner, landscaped garden, car port and EV point, it offers an ideal opportunity for discerning downsizers.

Sit on the edge of one of the Welland Valley's most sought-after villages, this elegantly presented modern detached family home represents a rare opportunity for discerning downsizers seeking the charm of village life. Extending to approximately 1,457 square feet, the property offers balanced accommodation across three floors, complemented by landscaped gardens and a peaceful village setting.

Hallaton remains one of Leicestershire's most desirable villages, celebrated for its strong sense of community, attractive countryside and excellent amenities. Surrounded by rolling Welland Valley landscape, the village offers two popular public houses, a highly regarded primary school, parish church and village hall, whilst the market towns of Market Harborough, Uppingham and Oakham are all within easy reach. Fast rail services from Market Harborough provide access to London St Pancras in under an hour, making Lavender Cottage an appealing proposition for those seeking a refined village lifestyle without sacrificing connectivity.

Lavender Cottage, Hallaton, Leicestershire











Accommodation

A canopied entrance opens into a welcoming reception hall, where engineered oak flooring and underfloor heating create an immediate sense of warmth and quality. Beyond here, the sitting room spans the full depth of the house, drawing natural light from both elevations that enhances its inviting atmosphere. Plantation shutters frame the front window, whilst bi-fold doors open directly onto the garden, creating a seamless indoor – outdoor living experience that is perfect for relaxing or entertaining.

At the heart of the home lies a bespoke refitted dining kitchen, crafted with handmade cabinetry, quartz work surfaces and a range of integrated appliances. Designed to be both functional and elegant, it provides an inviting setting for everyday family life and informal gatherings alike. There is a handy guest cloakroom with contemporary suite tucked discreetly off the hall.

The bedrooms are arranged over the upper two floors. On the first floor, two generous double bedrooms benefit from extensive fitted furniture, with the principal bedroom enjoying a stylish en-suite shower room. A beautifully appointed Jack and Jill bathroom serves both the landing and adjoining bedroom, featuring a freestanding bath and separate shower enclosure.

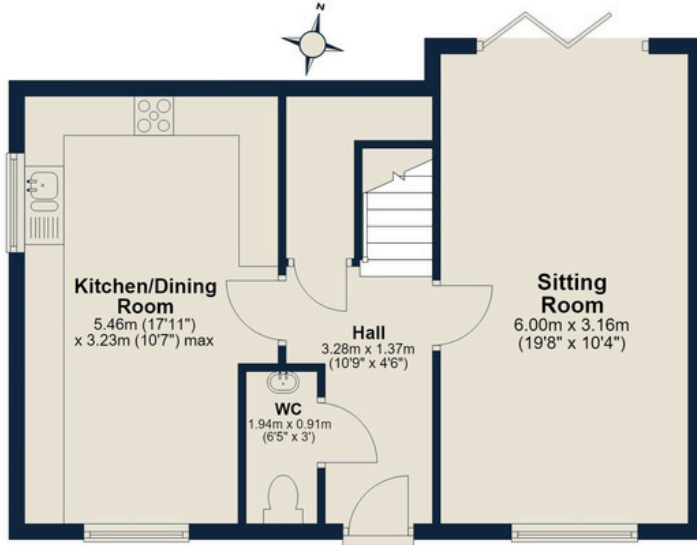
The second floor offers two further double bedrooms beneath vaulted ceilings, creating a sense of character and space. One incorporates a substantial walk-in, fitted wardrobe and storage area, whilst the other lends itself equally well as a guest bedroom, study or dedicated home office. A contemporary shower room that serves these bedrooms completes the accommodation.

Outside, a gravelled driveway provides private parking and leads to a covered carport with EV charging point. To the rear, the landscaped garden has been designed as a private and tranquil retreat, with a paved terrace for outdoor dining, lawned areas, established planting and a charming summer house that is ideal for enjoying the warmer months.



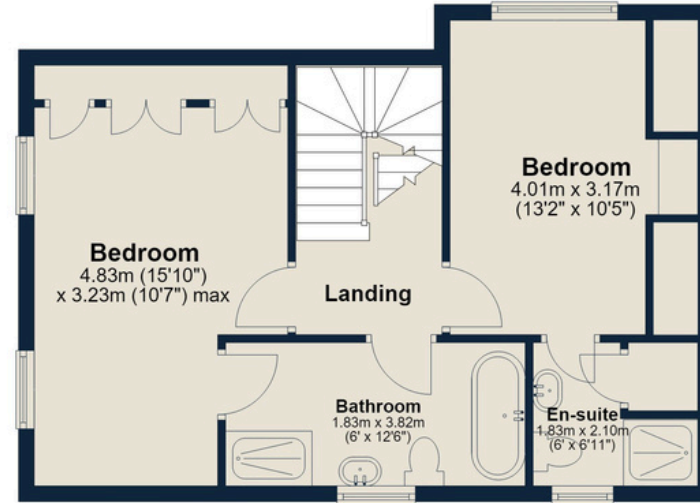
Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



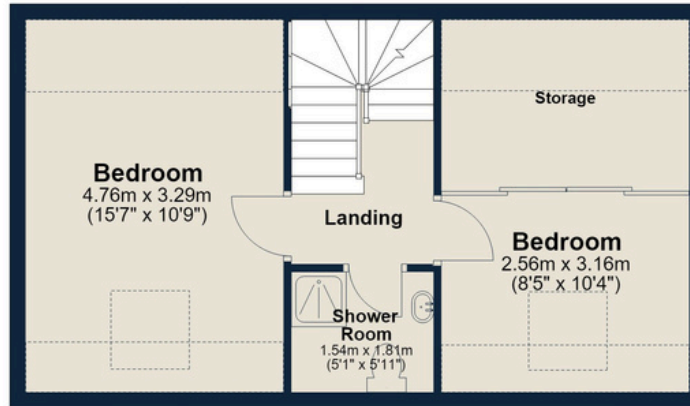
First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Second Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 135.4 sq. metres (1457.0 sq. feet)

Measurements are approximate. Not to scale.
For illustrative purposes only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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National audience
local knowledge