

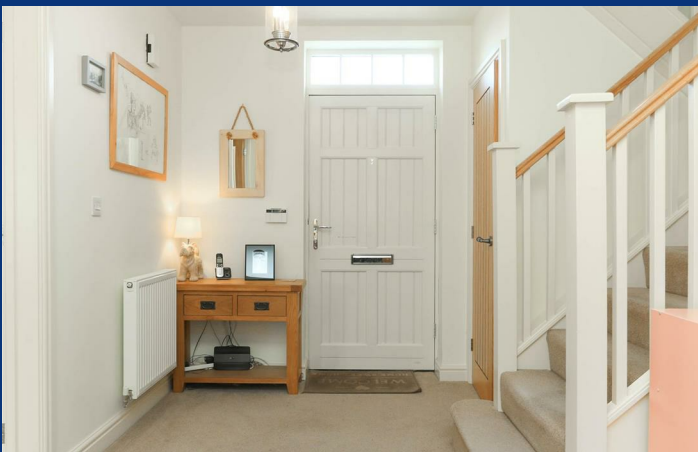


THE GREEN, CLIPSTON, LE16 9RS
GUIDE PRICE £500,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



Occupying a prominent position overlooking The Green in this sought after village of Clipston, this four bedroomed family home was built by Messrs Riverwood Homes in 2015 and provides generous family living space across two floors. The property is built under a brick slate roof with external timber windows and doors, there is an excellent quality Shaker style kitchen with built-in appliances complimented by a quartz work top.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our office in Market Harborough, take the Coventry Road, taking the left hand turn at Welland Park towards East Farndon. Continue through the village of East Farndon into the village of Clipston. On entering the village and passing the public house on the left hand side, turn right onto The Green whereupon the property is situated directly in front of you and is identified by our for sale board.

ACCOMMODATION IN DETAIL

GROUND FLOOR

SPACIOUS ENTRANCE HALLWAY

Stairs rising to the first floor, useful under-stairs cloaks cupboard, connecting doors to:

CLOAKS/WC

Suite comprising of wc, wash hand basin, radiator.

LIVING ROOM 21'7 x 13' (6.58m x 3.96m)

Approached via double doors from the entrance hallway, being a dual aspect room with window to front and French doors to the rear garden. There is a feature log burner set upon a raised hearth, plantation shutter covers to the windows and French doors.

DINING KITCHEN 21'7 x 11'8 (6.58m x 3.56m)

Fitted with a comprehensive range of Shaker style solid wood units with quartz work surface over, inset Franke 1 1/2 bowl with drainer, Smeg appliances to include double oven with induction hob and hood above, fridge/freezer and integrated dishwasher. Ceramic tiled floor, radiator, windows to both front, side and rear elevations, dining area overlooking the front garden. Door leads through to:

UTILITY ROOM 5'6 x 5'4 (1.68m x 1.63m)

Ceramic tiled floor, range of base and wall units, stainless steel sink with drainer, integrated washer/dryer.

STUDY/FAMILY ROOM 9'1 x 7' (2.77m x 2.13m)

Radiator and window to rear elevation.

FIRST FLOOR

LANDING

Providing access to a part boarded loft via a drop down ladder, connecting doors lead through to:

PRINCIPAL BEDROOM SUITE 15'4 x 11'6 to back of wardrobes (4.67m x 3.51m to back of wardrobes)

Fitted wardrobes provide hanging and storage space, radiator and window to rear elevation, connecting door to:





EN-SUITE

Suite comprising of a fitted shower unit, wc, wash hand basin, radiator and window to rear elevation.

BEDROOM TWO 11'1 to back of wardrobes x 10'8 (3.38m to back of wardrobes x 3.25m)

Fitted wardrobes providing hanging and storage space, radiator, window to rear elevation.

BEDROOM THREE 15'3 x 9'8 (4.65m x 2.95m)

Fitted wardrobes providing hanging and storage space, radiator, window to front elevation.

BEDROOM FOUR 11'7 x 10'5 (3.53m x 3.18m)

Radiator, window to front elevation.

FAMILY BATHROOM 7'1 x 7'2 (2.16m x 2.18m)

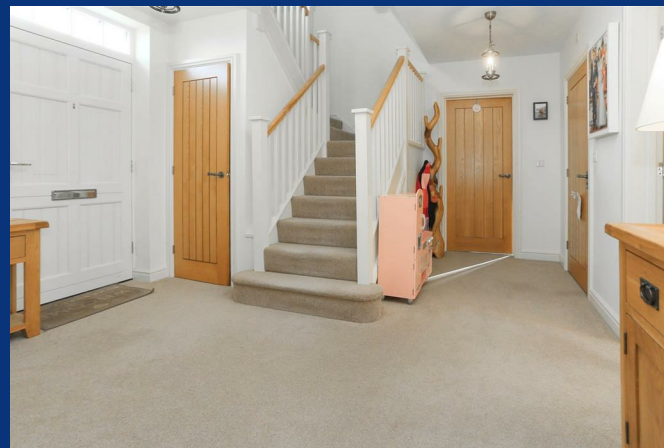
Suite comprising of bath with shower over, wc, wash hand basin, radiator, window to rear elevation.

OUTSIDE

An attractive front garden approached through a hand gate with a central gravel pathway with lawn to either side, and box hedging, picket fencing. To the rear there is a flag stone patio area with steps up to a raised lawn with retaining sleepers, oil tank and personal gated access to the side where there is parking for two cars.

NOTE TO PURCHASERS

The drive to the side - is shared between the neighbouring properties, the cost of which is divided for the maintenance and upkeep between all parties.





FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B.

COUNCIL TAX

Council Tax Band G For further information contact Daventry District Council.

STAMP DUTY

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) - 5%

The next £575,000 (the portion from £925,001 to £1.5m) - 10%

The remaining amount (the portion above £1.5 million) - 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-
1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.

6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 01858 431 315



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