

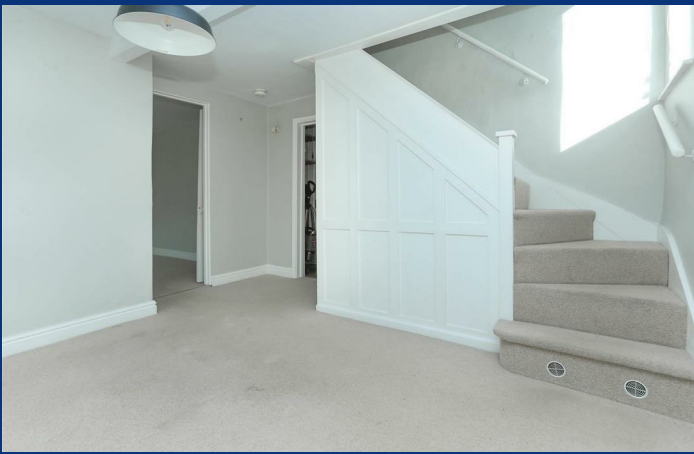


33, BUTT LANE, HUSBANDS BOSWORTH, LUTTERWORTH, LE17 6LN
PRICE £310,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A well presented three bedroom semi detached character cottage located in a no-through road close to Open countryside walks and the centre of Husbands Bosworth village. No Upward Chain.

The property briefly comprises of a reception hallway, sitting room, kitchen, utility room, downstairs shower room. On the first floor there are three bedrooms and family bathroom. Externally, the property benefits from a gravelled driveway which provides vehicular standing, lawned front and rear garden and useful brick stores and former pigsties.

Subject to planning, the property offers further scope for extension to either ground floor or a two storey extension.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. Leaving Market Harborough town centre on the Coventry Road, continue along this road passing through the villages of Lubenham and Theddingworth and on approaching Husbands Bosworth, take the left hand turn onto Butt Lane, continue along this road to the end where the property is situated on the left hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

RECEPTION HALLWAY 11'8 x 10'5 (3.56m x 3.18m)

Radiator, stairs rising to first floor and window to front elevation.

SITTING ROOM 11'8 x 10'8 (3.56m x 3.25m)

Stone fireplace with raised hearth and inset wood burner, radiator and two windows overlooking the front garden.

KITCHEN 10'8 x 7'6 (3.25m x 2.29m)

Enjoying views over the rear garden, fitted with a range of base and wall units, stainless steel sink with drainer, free standing electric cooker, beamed ceiling, radiator, floor standing central heating boiler, window to rear elevation and door giving access to the garden.



UTILITY ROOM 7'6 x 6'7 (2.29m x 2.01m)

Radiator, vinyl floor covering, plumbing for appliance and window to rear elevation.

SHOWER ROOM 7'6 x 5'5 (2.29m x 1.65m)

Fitted shower cubicle, wc and wash hand basin, radiator and window to rear elevation.

FIRST FLOOR

LANDING

Loft access and connecting doors leading through to the bedrooms.

BEDROOM ONE 11'8 x 11'2 (3.56m x 3.40m)

Ornate cast iron fireplace, radiator and window to front elevation.

BEDROOM TWO 11'7 x 8'9 (3.53m x 2.67m)

Ornate cast iron fireplace with mantle over, radiator and window to front elevation.

BEDROOM THREE 11'3 x 7'6 (3.43m x 2.29m)

Is approached via a step down from the landing. Radiator and window to rear elevation.

BATHROOM 12' x 7'8 (3.66m x 2.34m)

Fitted corner bath, wc and wash hand basin, radiator, airing cupboard housing hot water cylinder, window to rear elevation.

OUTSIDE

To the front of the property there is a hedge to the front boundary and a five bar gate which leads to a gravelled car standing area with shaped lawn to front and shrub borders, personal gated access leads through to the rear garden which is laid to lawn with patio area, three useful stores and two former pigsties. The whole of which is enclosed by timber fencing.

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 F.



COUNCIL TAX

Council Tax Band C. For further information contact
Harborough District Council 01858 828282

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.

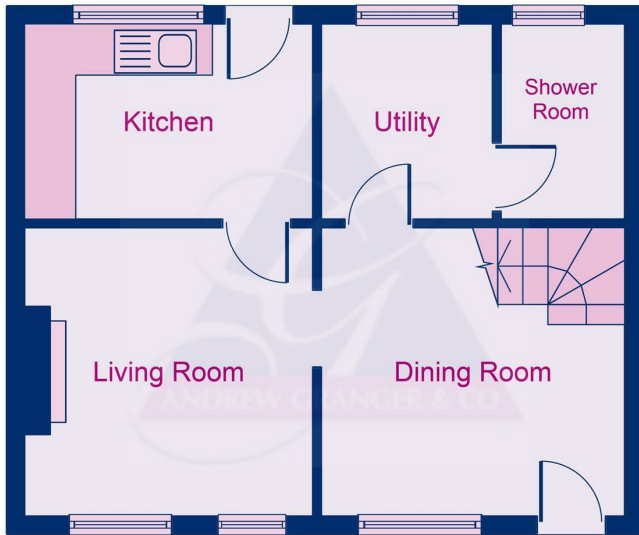
MONEY LAUNDERING

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.

ESTATES AGENTS ACT 1979

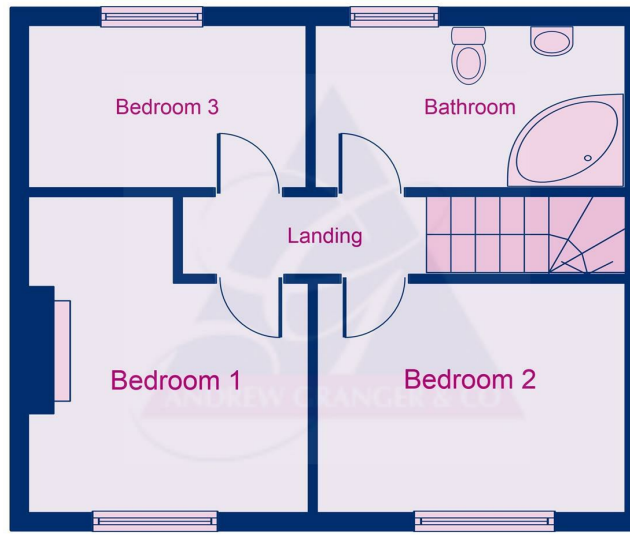
In accordance with the above Act, we wish to disclose that the vendor is related to an employee of Andrew Granger & Co. Further details from the selling agents.





Ground Floor

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First Floor

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LOCATION



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

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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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