



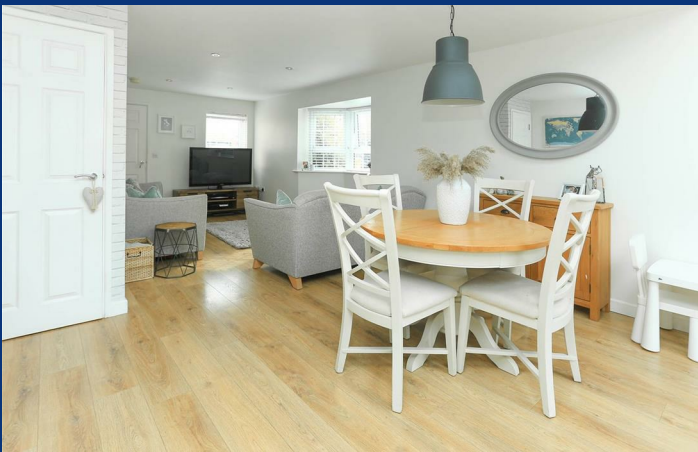
13, HALFORD ROAD, KIBWORTH BEAUCHAMP, LE8 0HN

PRICE GUIDE £365,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A bespoke modern detached family home located offering superb, open plan living space across three floors with two en-suite bedrooms, being within walking distance of the centre of Kibworth village.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our offices in Market Harborough, take the Leicester Road, continue along this road and under the railway bridge, turning left onto New Road when entering the village of Kibworth. At the roundabout, take the first exit, continue on this road, through the centre of the village and take a left hand turn onto Halford Road, whereupon the property is situated on the right hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Door and window to front aspect, stairs rising to the first floor, engineered oak flooring, connecting door leads through to:

OPEN PLAN LIVING

SITTING AREA 13'4 x 9'6 extending to 11'5 into bay (4.06m x 2.90m extending to 3.48m into bay)

Television point, useful storage cupboard, under-floor heating and opening through to:

DINING KITCHEN AREA 17'5 reducing to 13'1 x 17'9 (5.31m reducing to 3.99m x 5.41m)

Fitted with a comprehensive range of matching base and wall units, 1 1/2 sink with drainer, breakfast bar, plumbing for appliance, electric oven and hob with hood above, integrated dishwasher and fridge, engineered oak flooring, dining area with French doors giving access to the rear garden and windows to rear and side elevations. There are also 2 Velux windows.

CLOAKS/WC

Comprising of wash hand basin, wc, tiled floor, radiator and window to side elevation.

GARAGING

The former integral garage has been converted into two useful areas:

PLAY AREA/SNUG/HOBBY ROOM 8'6 x 7'6 (2.44m x 1.83m x 2.29m)

Radiator and connecting door to:

UTILITY AREA 8' x 6'4 (2.44m x 1.93m)

Electric roller shutter door to the front, stainless steel sink with drainer, space and plumbing for washing machine and dryer, space for freezer.

FIRST FLOOR

LANDING

Useful linen cupboard.

BEDROOM ONE 11'4 x 9'8 (3.45m x 2.95m)

A dual aspect room with windows to both side and front elevations, radiator, connecting door leads through to:

EN-SUITE 6'9 x 5'4 (2.06m x 1.63m)

Fitted shower unit, wc, wash hand basin, tiled floor, heated towel rail and window to front elevation.

BEDROOM TWO 12'4 to under-stairs recess x 8'7 (3.76m to under-stairs recess x 2.62m)

Fitted wardrobe to provide hanging and storage space, radiator and window to front elevation.

BEDROOM THREE 9'7 x 9'6 (2.92m x 2.90m)

Radiator and windows to side and rear elevations, loft hatch.

FAMILY BATHROOM 12'2 x 5'8 (3.71m x 1.73m)

Suite comprising of bath, wc, wash hand basin, shower unit, tiled floor, window to rear elevation and radiator.

SECOND FLOOR

LANDING

With Velux window, and leads through to:

PRINCIPAL BEDROOM 4'5 x 13'4 (1.35m x 4.06m)

Fitted wardrobe to provide hanging and storage space, radiator, skyline windows to front and rear elevations and further window to the side elevation.



EN-SUITE 8'3 max to recess x 6'6 (2.51m max to recess x 1.98m)

WC, wash hand basin with vanity unit below, shower unit, useful cupboard, heated towel rail and Velux window to front elevation.

REAR GARDEN

Patio area with steps leading up to a shaped lawn, timber shed, all enclosed by timber fencing with gates giving access to the roadside.

OUTSIDE

Car standing to the front of the property for one vehicle, retaining front wall that extends around to the side of the property, gated access leads to:

USEFUL STORE 13'6 x 4'1 (4.11m x 1.24m)

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 awaited.

COUNCIL TAX

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





STAMP DUTY

From the 1st July 2021 stamp duty will be payable at the following rates stated below until Sept 2021.

Up to £250,000 – Zero

The next £675,000 (the portion from £250,001 to £925,000) – 5%

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

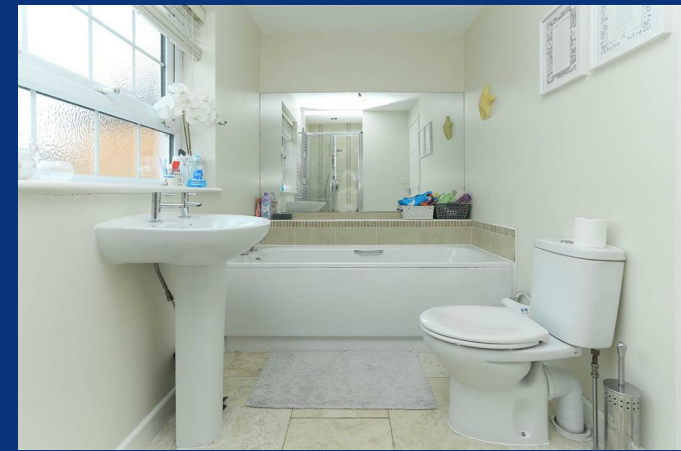
The remaining amount (the portion above £1.5 million) – 12%

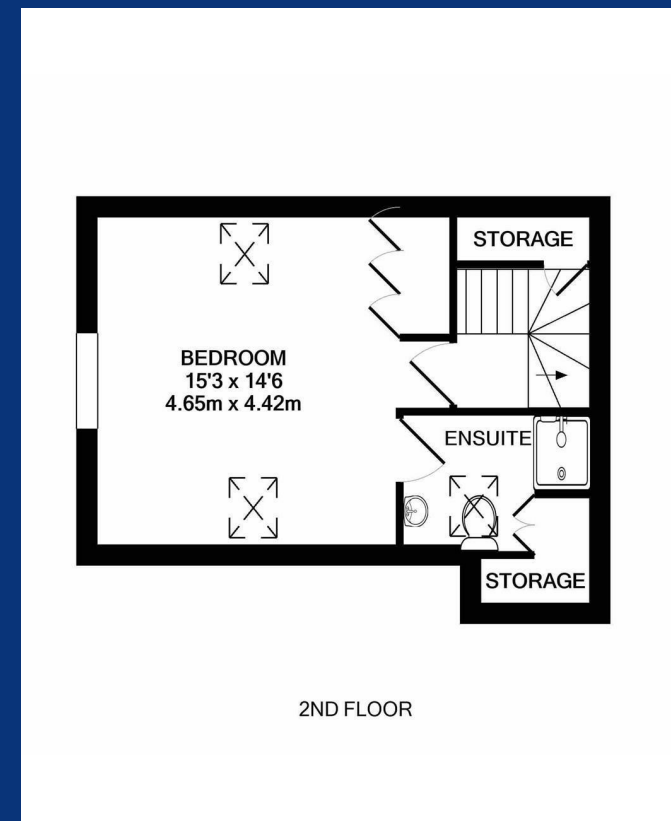
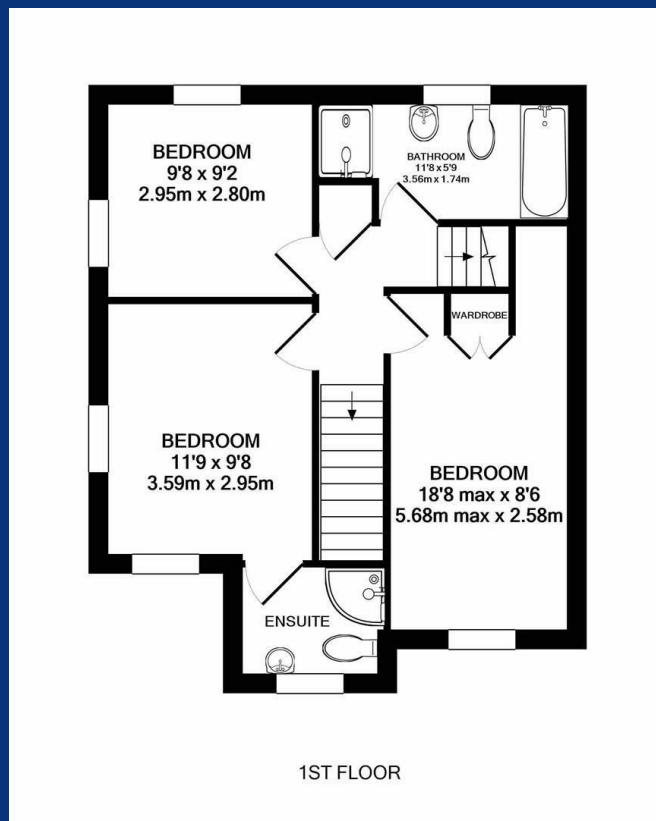
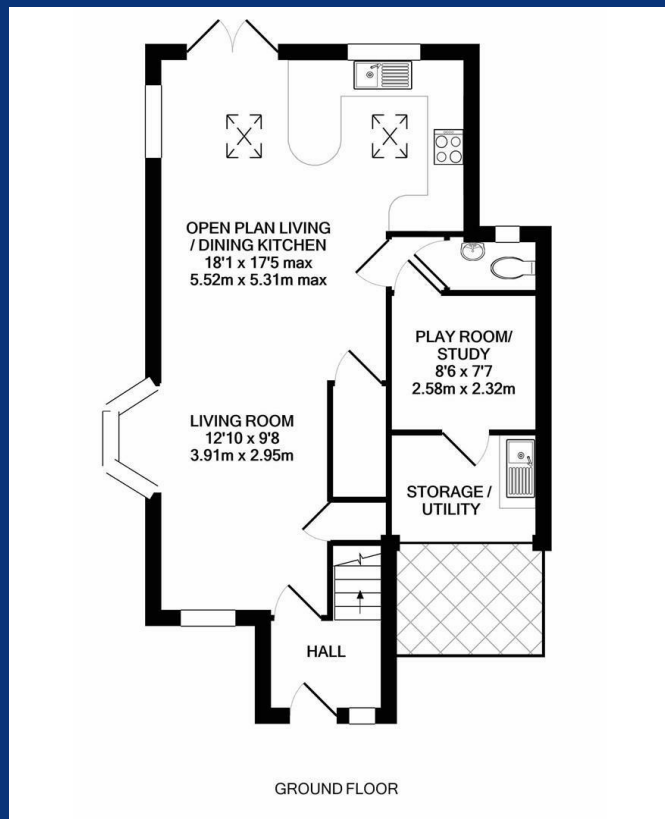
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

30th September 2021: You must complete a property purchase by 30th September to benefit from the staggered extension of the stamp duty holiday rates.

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.





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.

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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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RICS



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