



WHITEHAVEN
GREEN LANE, MARKET HARBOROUGH, LE16 9JZ
GUIDE PRICE £285,000

ANDREW GRANGER & CO

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



A charming two bedroomed detached bungalow situated on the southern side of the thriving town of Market Harborough.

The deceptively spacious accommodation benefits from UPVC double glazed windows and gas fired central heating, currently including an entrance hallway, living room, breakfast kitchen open to conservatory, rear lobby, cloakroom/wc, large store room, master bedroom with en-suite shower room, second double bedroom and family bathroom.

Externally, the property enjoys a pleasant outlook within a cul-de-sac position with driveway providing off road parking for two vehicles and requiring low maintenance to the front of the bungalow.

The fully enclosed rear garden comprises a decked patio, raised and accessed from the conservatory, lawn with well stocked borders, further paved patio and timber shed.

LOCATION

The property is located on the southern side of the thriving town of Market Harborough which itself has excellent shopping and supermarket facilities, schools, restaurants, bars, theatre and leisure centre. For the commuter there are mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south. The nearby A6 provides access directly into Leicester.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough town centre, follow the A4304 Coventry Road taking the second left turn onto the B4036 Farndon Road, proceeding over the roundabout taking the next left into Western Avenue turning right at the first mini roundabout onto Cromwell Crescent, proceeding along round the corner until Green Lane is located off a right hand turning with Whitehaven easily identifiable on the left hand side.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and UPVC double glazing, the deceptively spacious accommodation currently comprises:

HALLWAY 14'6 x 3'4 (4.42m x 1.02m)

With UPVC entrance door from the front, ceiling light point, single panelled radiator, laminate wood flooring.

LIVING ROOM 15'8 x 12'1 (4.78m x 3.68m)

With UPVC double glazed bay window to front, UPVC double glazed window to side, ceiling light point, single panelled radiator, electric log burner effect fire within timber surround, laminate wood flooring.

BREAKFAST KITCHEN 12'11 x 9'10 (3.94m x 3.00m)

With UPVC double glazed window to side, ceiling light point, attractive range of matching units to base and eye levels with work top surfaces, single bowl drainer sink with mixer taps, electric oven with electric hob and extractor hood over, plumbing for washing machine, wall mounted combination boiler, double panelled radiator, store room, laminate wood flooring, large opening through to conservatory.

CONSERVATORY 7'10 x 9'4 (2.39m x 2.84m)

With UPVC double glazed windows to three aspects, French doors opening directly out to the side raised deck patio, double panelled radiator and laminate wood flooring.

STORE ROOM 2'8 x 6'4 (0.81m x 1.93m)

With UPVC double glazed window to side, ceiling light point, power, laminate wood flooring.

REAR LOBBY 5' x 3' (1.52m x 0.91m)

With composite door directly out to the rear garden, ceiling light point and access to wc.

CLOAKROOM/WC 4'11 x 2'9 (1.50m x 0.84m)

With UPVC double glazed window to rear, ceiling light point, low level flush wc, hand basin and laminate wood flooring.

MASTER BEDROOM 10'11 x 12' (3.33m x 3.66m)

With UPVC double glazed bay window to front, ceiling light point, double panelled radiator, laminate wood flooring and en-suite shower room.

EN-SUITE 2'11 x 7' (0.89m x 2.13m)

With ceiling light point, low level flush wc, pedestal wash basin, shower within cubicle, single panelled radiator, extractor fan and laminate wood flooring.

BEDROOM TWO 8'8 x 9'11 (2.64m x 3.02m)

With UPVC double glazed window to rear, ceiling light point, single panelled radiator, laminate wood flooring.

BATHROOM 8'7 x 7'4 (2.62m x 2.24m)

With UPVC double glazed opaque window to rear, ceiling light point, low level flush wc, bath with shower above, pedestal wash basin, single panelled radiator and built-in airing cupboard.





OUTSIDE

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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 C. For further information contact Harborough District Council 01858 828282

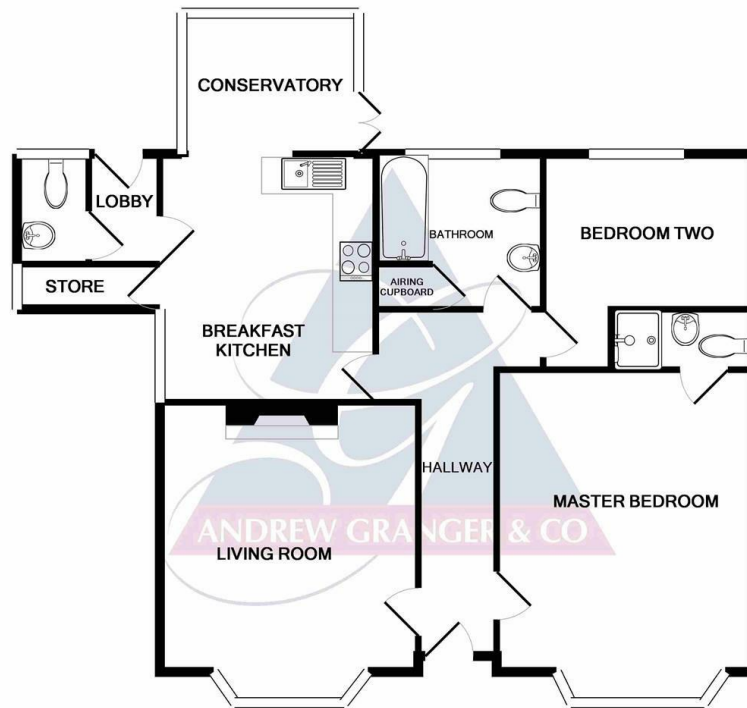
STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. 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. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

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.





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LOCATION



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Call 01858 431 315

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RICS



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