4 THE MEWS
GREAT BOWDEN HALL, LEICESTER LANE, GREAT BOWDEN, LE16 7HP
GUIDE PRICE £329,950

ANDREW GRANGER & CO
LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON
A delightful mews house enjoying spectacular views over the canal forming part of the prestigious conversion of Great Bowden Hall which lies just outside the highly desirable south Leicestershire village of Great Bowden.

The deceptively spacious accommodation at Number 4 extends to approximately 1,000 sq ft, and with the benefit of gas fired central heating together with timber framed double glazing, the accommodation currently comprises an entrance hallway, utility/cloakroom/wc, generous living room with double doors out to private yard space and fitted kitchen to the ground floor.

Externally the property overlooks the grounds to Great Bowden Hall which includes guest parking and a share in the ownership of some 15 acres of adjoining paddock land, together with a gated path providing access to the Grand Union Canal with miles of scenic walks along the tow path. There is also an excellent external brick built store allocated to Number 4, The Mews.

LOCATION
Great Bowden Hall lies just outside the highly desirable south Leicestershire village of Great Bowden which has a store and post office with tea rooms, public houses, reputable primary school, fine parish church, village hall and sporting/leisure opportunities. The adjoining town of Market Harborough has further schooling, a comprehensive range of shops and supermarkets, cafes, bars, restaurants, a theatre and leisure centre. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction, the A14 lies to the south and the A6 provides access to the city of Leicester.

VIEWINGS & DIRECTIONS
Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From the town centre, proceed northbound via High Street, turning right into Bowden Lane, left into Burnmill Road, and on reaching Great Bowden, turn left onto Leicester Lane, with Great Bowden Hall located on the left hand side just before the canal bridge. The security gates will open on approach. Proceed along the tarmac driveway where the visitors spaces are located on the left hand side. Number 4, The Mews is located in the far right hand corner of the courtyard.

ACCOMMODATION IN DETAIL
With the benefit of gas fired central heating and timber double glazed windows, the accommodation currently comprises:

GROUND FLOOR

**ENTRANCE HALLWAY 10'4 x 10'8 (3.15m x 3.25m)**
With timber double glazed door from the front, ceiling light point, coving, built-in cupboard and staircase rising to the first floor landing.

**CLOAKROOM/WC/UTILITY ROOM 6'4 x 4'6 (1.93m x 1.37m)**
With timber double glazed window to the side, ceiling light point, coving, low level flush wc, wash basin, single panelled radiator, plumbing for washing machine and tiled flooring.

**SPACIOUS LIVING ROOM 17'5 x 16'9 max (5.31m x 5.11m max)**
With two timber double glazed windows to the rear, French doors opening out to a side private courtyard, timber double glazed window to the side, two ceiling light points, coving, electric fire within marble fireplace and timber surround, three double panelled radiators, opening to large storage area with cupboard housing the gas fired combination boiler and archway through to the kitchen.

**FITTED KITCHEN 9'3 x 7'9 (2.82m x 2.36m)**
With timber double glazed window to the side, attractive range of matching units to base and eye levels with work top surfaces, 1 1/4 bowl drainer sink with mixer taps, electric oven with gas hob and extractor hood above, built-in fridge/freezer and tiled flooring.

FIRST FLOOR

**CENTRAL LANDING 6'6 c 11’ (1.98m c 3.35m)**
With ceiling light point, coving and access to the partly boarded loft space.

**BEDROOM ONE 11'3 x 18’6 max (3.43m x 5.64m max)**
With two timber double glazed sash windows to the rear, ceiling light point, coving, double panelled radiator and en-suite bathroom.

**EN-SUITE BATHROOM 7'4 x 5'10 (2.24m x 1.78m)**
With timber double glazed opaque sash window to the rear, ceiling light point, coving, extractor fan, low level flush wc, pedestal wash basin, bath with shower attachment above, single panelled radiator and tiled flooring.

**BEDROOM TWO 9'5 x 14’9 (2.87m x 4.50m)**
With timber double glazed window to the side, ceiling light point, coving and en-suite shower room.
EN-SUITE SHOWER ROOM 5'11 x 5'10 (1.80m x 1.78m)
With timber double glazed sash window to the side, ceiling light point, coving, low level flush wc, wash basin, shower within cubicle, heated towel rail and tiled flooring.

OUTSIDE
Externally, the property enjoys various communal garden areas of Great Bowden Hall with tarmac driveway leading from electric iron gates onto allocated parking. There is an external brick built store allocated to 4, The Mews.

The property also has the advantage of a shared ownership of some 15 acres of adjoining paddock land, which is a delight to walk. The land is currently let to a local farmer. A pathway and gate also leads to the canal tow path offering miles of scenic walks.

TENURE
The tenure is freehold although there is a service charge for the maintenance of the grounds and communal areas and security gates with a current monthly charge of approximately £62.00. Further details from the vendors or selling agents.

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 D. For further information contact Harborough District Council 01858 828282

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.

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.
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