



16, MARMION CLOSE, MARKET HARBOROUGH, LE16 9GS

OFFERS OVER £375,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A four bedroomed David Wilson detached home, located on this ever popular residential development close to the edge of Market Harborough town centre, with a South facing rear garden looking towards the village of East Farndon and pathway on the perimeter of the development.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough take the Coventry Road. At the traffic lights with Welland Park, turn left onto Farndon Road, continue along this road crossing the roundabout signposted East Farndon and at the roundabout take the second exit onto Freshman Way, continue along this road turning left onto Marmion Close, following the road round where the property is situated on the left hand side.

ACCOMMODATION IN DETAIL

In brief the property comprises of an entrance hall, cloaks/wc, lounge, dining kitchen. Four first floor bedrooms, family bathroom and en-suite to the principal bedroom.

Carport, single garage and gardens.

GROUND FLOOR

ENTRANCE HALL

With stairs rising to first floor, Karndean floor, useful under stairs storage cupboard, radiator and connecting door to:

CLOAKS/WC

Wash hand basin, extractor fan, Karndean floor.

LOUNGE 17'3 x 12' (5.26m x 3.66m)

Gas fire with surround, ambience spot lighting, two radiators, window to front elevation.

DINING KITCHEN 19'6 x 12'8 (5.94m x 3.86m)

Fitted with a comprehensive range of matching base and wall units, stainless steel sink with drainer, electric oven with 5 ring gas hob, hood over, Karndean flooring, French doors and window to rear garden, utility cupboard with plumbing for appliance.

FIRST FLOOR

LANDING

With recessed lighting on stairwell, loft hatch with fitted ladder, being part boarded with lights., connecting doors to:

BEDROOM ONE 14'3 x 13'9 (4.34m x 4.19m)

Fitted with a comprehensive range of bedroom furniture providing hanging and storage space, radiator and window to front elevation, door through to:

EN-SUITE 7'1 x 4'9 (2.16m x 1.45m)

Fitted shower unit, close coupled wc and wash hand basin, radiator and window to front.

BEDROOM TWO 18'3 x 10'2 (5.56m x 3.10m)

With useful over-stairs storage cupboard with internal light, further wardrobes provide hanging and storage space, additional loft hatch, window to front and rear elevations.

BEDROOM THREE 11'3 x 10'3 (3.43m x 3.12m)

Radiator and window to rear elevation.

BEDROOM FOUR 10'3 x 7'9 (3.12m x 2.36m)

With radiator and window to rear elevation.

FAMILY BATHROOM 7' x 6'2 (2.13m x 1.88m)

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

OUTSIDE

Car standing to side which leads through to:

CAR PORT 18'3 x 10'5 (5.56m x 3.18m)

Driveway has space for two cars, which in turn leads to:

Gated entrance giving access to the rear garden and:

GARAGE 17'5 x 9'1 (5.31m x 2.77m)

With power and lighting, useful storage space.

REAR GARDEN

The rear garden has artificial grass, raised decked area and summer house which has a small bar, power and lighting. There is also an additional patio area. The garden is well screened by timber fencing and has playing fields beyond.

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 C.





COUNCIL TAX

Council Tax Band E. 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.

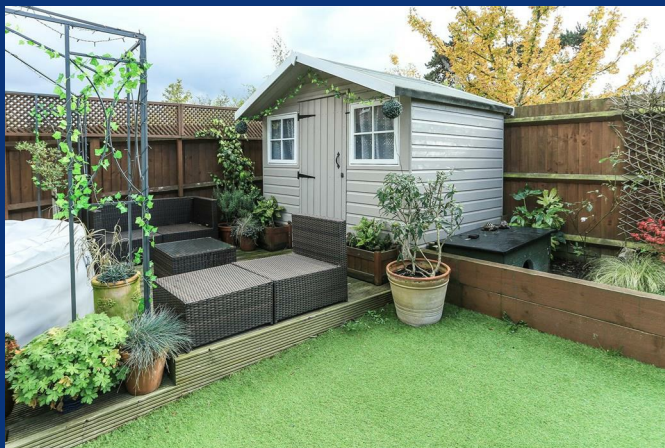
MONEY LAUNDERING

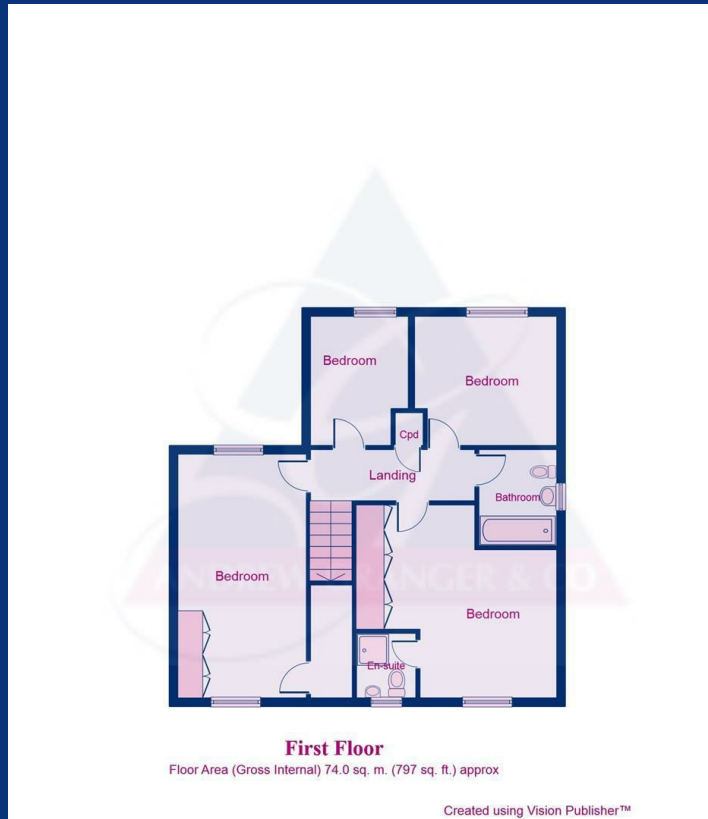
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to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

NOTE TO PURCHASERS

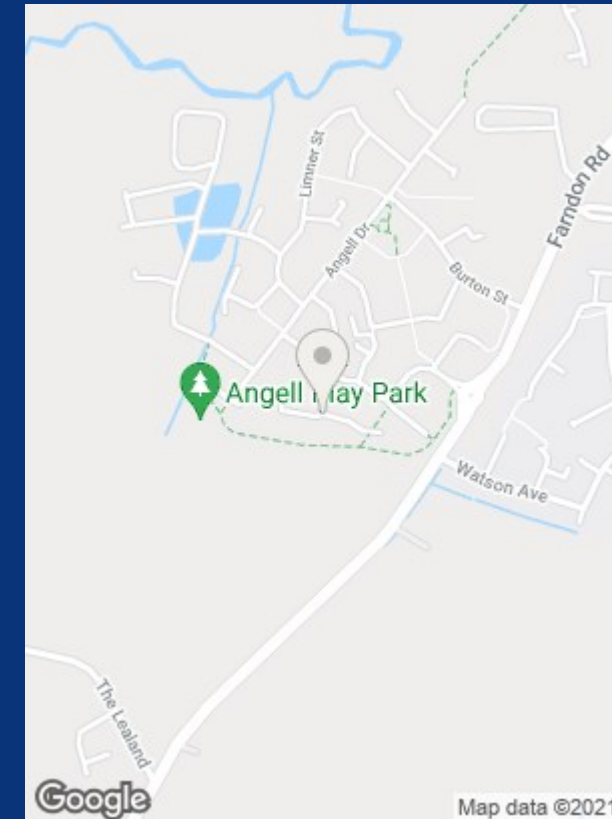
Solar panels are installed and they are on a lease agreement, further details are available from the selling agents.

The vendors have had architect drawings drawn up to provide a single or two storey extension (subject to planning consent).





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

Andrew Granger & Co. Phoenix House, 52 High Street,
 Market Harborough, Leicester LE16 7AF
www.andrewgranger.co.uk

