



APPLE TREE COTTAGE, MAIN STREET, GILMORTON, LE17 5PA  
GUIDE PRICE £500,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A delightful four bedroomed cottage located in the centre of the village retaining a wealth of charm and character with good sized garden to rear.

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed westbound via Lutterworth Road (A4304), passing through the villages of Lubenham, Theddingworth, Husbands Bosworth and North Kilworth, and after a short distance, turn right as signposted to Kimcote. Continue through this village, and then take a right hand turn as signposted to Gilmorton. Proceed to the centre of the village onto Main Street whereupon the property is situated on the right hand side.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

Entrance porch which leads to:

##### ENTRANCE HALL

Engineered oak flooring, radiator, stairs rising to the first floor and useful under-stairs storage cupboard. Door leading through to:

##### SITTING/DINING ROOM 26'5 x 15'1 max reducing to 12'1 (8.05m x 4.60m max reducing to 3.68m)

Brick chimney breast with wood burner, flagstone hearth, cupboard and shelving to either side, exposed ceiling timbers, engineered oak floor and three windows to the front elevation. Connecting door leads through to:

##### WELL APPOINTED BREAKFAST KITCHEN 24'1 x 11'3 (7.34m x 3.43m )

Fitted with a comprehensive range of base and wall units, inset enamel sink with drainer with granite work top over. Alpha range style oven, plumbing for appliance, integrated dishwasher, exposed ceiling timbers, Amtico floor, window to rear, dining area with double doors giving access to the rear garden , radiators and inner door leading through to:



##### UTILITY AREA 7'8 x 7'4 (2.34m x 2.24m)

Approached via a part glazed door, Amtico flooring, sink with drainer, plumbing for appliance, four ring electric hob and window to the rear.

##### REAR LOBBY

With Amtico flooring, radiator, stable door to garden and window to side elevation, tongue and groove panelling, connecting door to:

##### CLOAKROOM

Comprising of wc and wash hand basin. Amtico flooring, window to side elevation.

Dogleg staircase from the entrance hall with window to side elevation, leads to:

#### FIRST FLOOR

##### CENTRAL LANDING

With connecting doors leading through to:

##### BEDROOM ONE 15'5 x 12' 1 (4.70m x 3.66m 0.30m)

Radiator, ornate cast iron fireplace with tiled hearth, window to front elevation.

##### BEDROOM TWO 15' 8'9 (4.57m 2.67m )

With radiator and window to rear.

##### EN-SUITE BATHROOM 9'7' x 4'9 (2.92m' x 1.45m )

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

##### BEDROOM THREE 12' x 10'3 (3.66m x 3.12m )

Exposed wood floor, radiator and window to front elevation, connecting door leading through to a walk in dressing room/wardrobe area with hanging, shelving and storage space.

##### BEDROOM FOUR 9'9 x 8'5 (2.97m x 2.57m)

Radiator, built in bed base, window to front elevation.

##### FAMILY BATHROOM 11'3 x 10'2 (3.43m x 3.10m )

Suite comprising: Bath with separate shower unit, pedestal wash hand basin and low flush wc., linen



cupboard, tiled floor, heated towel rail, two skyline windows, exposed ceiling timbers.

#### **OUTSIDE**

Double gated entrance leads through to car standing area, flagstone patio with pergola, steps up to a shaped lawn, borders stocked with a variety of mature shrubs and trees including apple, 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 D.

#### **COUNCIL TAX**

Council Tax Band F. 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%

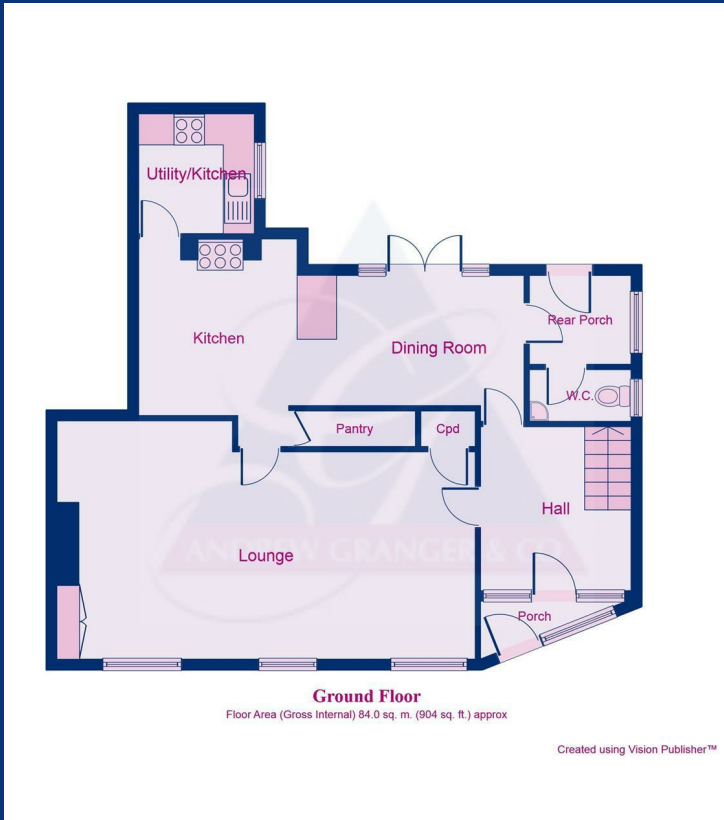
The remaining amount (the portion above £1.5 million) - 12%

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.





## 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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