



28, NORTHLEIGH GROVE, MARKET HARBOROUGH, LE16 9QX

GUIDE PRICE £235,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



This two bedroomed semi detached property is located in this ever popular residential area just a few minutes walk from the centre of Market Harborough town.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our office on High Street, travel in a northerly direction out of the town on the A6047, turn left onto Fairfield Road, and first right onto Fairway. At the T junction turn left whereupon the property is the second home on the left hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

With stairs rising to first floor, radiator, useful open storage area, door connecting through to:

LOUNGE/DINER 27' x 9'9 reducing to 8'6 (8.23m x 2.97m reducing to 2.59m)

Brick fireplace with a raised hearth, windows to front and rear elevations, radiator.

KITCHEN 10'4 x 7'6 (3.15m x 2.29m)

Fitted range of base and wall units, breakfast bar, electric oven with hob, hood over, sink with drainer, plumbing for appliance, door to garden and window to side.

GROUND FLOOR BEDROOM 9' x 7'8 (2.74m x 2.34m)

Radiator, fitted wardrobes providing hanging and storage space and window to front.

FIRST FLOOR

LANDING

Airing cupboard housing the central heating boiler, window to side, connecting door to:

PRINCIPAL BEDROOM 14'5 x 11'7 max (4.39m x 3.53m max)

Fitted wardrobes provide hanging and storage space, additional eaves storage space within, radiator, window to front elevation.

BATHROOM 8'8 x 5'9 (2.64m x 1.75m)

Comprising of wc, wash hand basin and bath, linen cupboard, radiator, window to side elevation.

OUTSIDE

Car standing to front which in turn leads to a car port, access to the rear garden via gate, being stocked with a variety of mature shrubs and trees, pond, timber shed, shaped lawn,, 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 awaited.

COUNCIL TAX

Council Tax Band B. 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 Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

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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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