



7, FAIRWAY, MARKET HARBOROUGH, LE16 9QL
GUIDE PRICE £315,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A well appointed two/ three bedroom detached bungalow located in this high desirable road close to the centre of Market Harborough town centre.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315.

ACCOMMODATION IN DETAIL

Double glazed entrance door leads through to:

ENTRANCE PORCH

With inner glazed door leading through to:

ENTRANCE HALLWAY

With radiator, loft hatch, connecting door leading through to:

LOUNGE 16' x 11'9 (4.88m x 3.58m)

With radiator, fitted gas fire, patio doors lead through to:

CONSERVATORY 14'1 x 9'5 (4.29m x 2.87m)

Dwarf brick wall, double glazed units, sliding doors giving access to the rear garden.

CLOAKS/WC

With wc, wash hand basin, window to front elevation and door to the garden.

BREAKFAST KITCHEN 11'8 x 11' (3.56m x 3.35m)

Fitted with a comprehensive range of matching base and wall units, integrated electric double oven and microwave with gas hob, cooker hood above, fridge/freezer, plumbing for appliance, radiator and window to rear. Door giving access to:

REAR LOBBY

Where there is:

HOBBY ROOM/BEDROOM FOUR 13'8 x 10'6 (4.17m x 3.20m)

With radiator, windows and door giving access to the rear garden.

BEDROOM ONE 11'4 x 11'4 (3.45m x 3.45m)

With radiator and window to front elevation.

BEDROOM TWO 11'6 to back of wardrobes x 10'8 (3.51m to back of wardrobes x 3.25m)

Fitted wardrobes with top boxes and matching drawer unit, radiator and window to front elevation.

RECEPTION/BEDROOM THREE 8'6 x 8'6 (2.59m x 2.59m)

With radiator and window to side elevation.

BATHROOM 8'6 x 6'9 (2.59m x 2.06m)

Comprising of shower unit, wc, wash hand basin and airing cupboard housing the hot water cylinder.

CAR PORT 16'4 x 8'9 (4.98m x 2.67m)

With an up and over door. Further up and over door which leads to:

ADDITIONAL SPACE 14'2 x 9'8 max (4.32m x 2.95m max)

There is also access to the rear lobby from this area.

OUTSIDE

To the front of the property there is a brick block paved driveway with inset borders with shrubs, and retaining wall to the front boundary, side access, rear garden, patioed area and steps up to lawn with ornamental pond. Well stocked with a variety of shrubs and trees, timber garden shed and 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 D. 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:-

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.



RICS



sales@andrewgranger.co.uk

Call 01858 431 315

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

