



THE BROADWAY, MARKET HARBOROUGH LE16 7NA  
PRICE £250,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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





An ex-local authority semi-detached property close to the centre of Market Harborough town centre. No Upward Chain!

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our offices on High Street, travel in a northerly direction taking the first right onto Bowden Road, first right onto Doddridge Road, and at the T Junction turn left onto Roman Way, continue along this road and at the mini roundabout take the left hand turn onto The Broadway. continue along this road where the property is situated on the left hand side and is identified by a for sale board.

#### ACCOMMODATION IN DETAIL

The accommodation briefly comprises of an entrance porch, entrance hall, lounge, separate dining room, kitchen with utility room and wet room. On the first floor there are three bedrooms and a family bathroom. Outside, car standing to the front and to the rear there is a gravelled and paved garden.

#### ENTRANCE HALL

With radiator, laminate flooring, under-stairs storage cupboard and double glazed window to front elevation. Door leads through to:

#### LOUNGE 14'3 x 11'1 (4.34m x 3.38m )

With electric fire with surround, radiator and double glazed doors leading through to the rear garden.

#### DINING ROOM 11' x 10'3 (3.35m x 3.12m)

With radiator and double glazed window to front.

#### KITCHEN 11'1 x 6'9 (3.38m x 2.06m )

Stainless steel sink with drainer, range of base and wall units, fitted electric cooker, wall mounted boiler, space for fridge/freezer, radiator and double glazed window to rear.

#### UTILITY 7'9 x 6' (2.36m x 1.83m )

Fitted drawer unit, plumbing for appliance, window to side elevation and door to side, door leading through to:

#### WETROOM

With wc, wash hand basin and shower. Double glazed window to side elevation.

#### FIRST FLOOR

#### CENTRAL LANDING

Approached via a dogleg staircase.

#### BEDROOM ONE 14'4 x 11'7 (4.37m x 3.53m )

With radiator, fitted wardrobes providing hanging and storage space, double glazed window to rear elevation.

#### BEDROOM TWO 11'4 x 10'3 (3.45m x 3.12m)

Fitted wardrobes provide hanging and storage space, radiator and double glazed window to front elevation.

#### BEDROOM THREE 10'4 x 7'11 (3.15m x 2.41m )

With radiator and window to rear.

#### BATHROOM 6'6 x 4'9 (1.98m x 1.45m )

Comprising of vanity wash hand basin, bath, wash hand basin and double glazed window.

#### SEPARATE WC

Wc and double glazed window.

#### OUTSIDE

Car standing to the front of the property for up to





three cars. The rear garden is gravelled and slabbed, being low maintenance and enclosed by timber fencing. To the right of the property there is a shared pathway with the neighbouring property which serves Number 43 and 45 The Broadway.

#### **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 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%

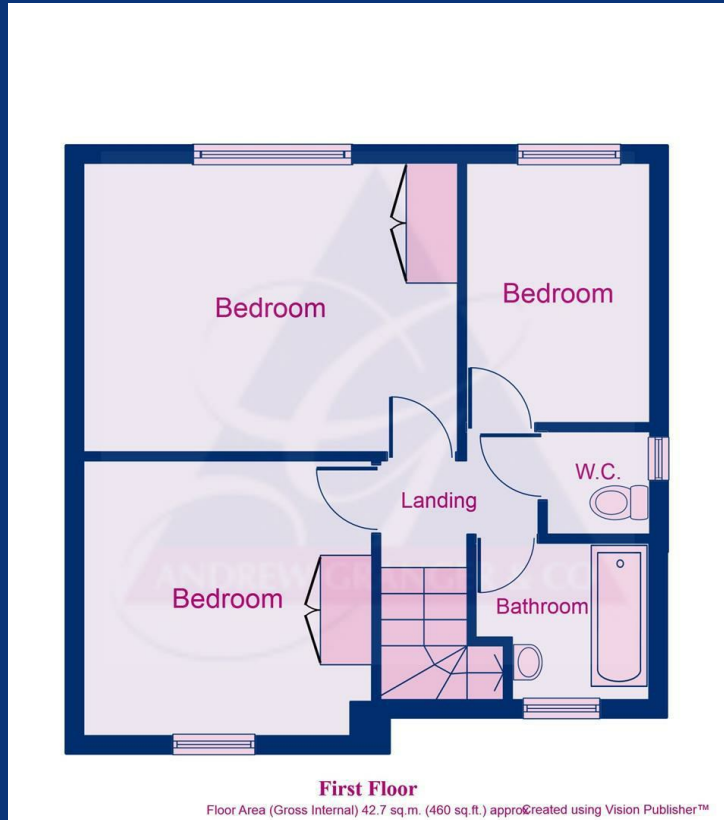
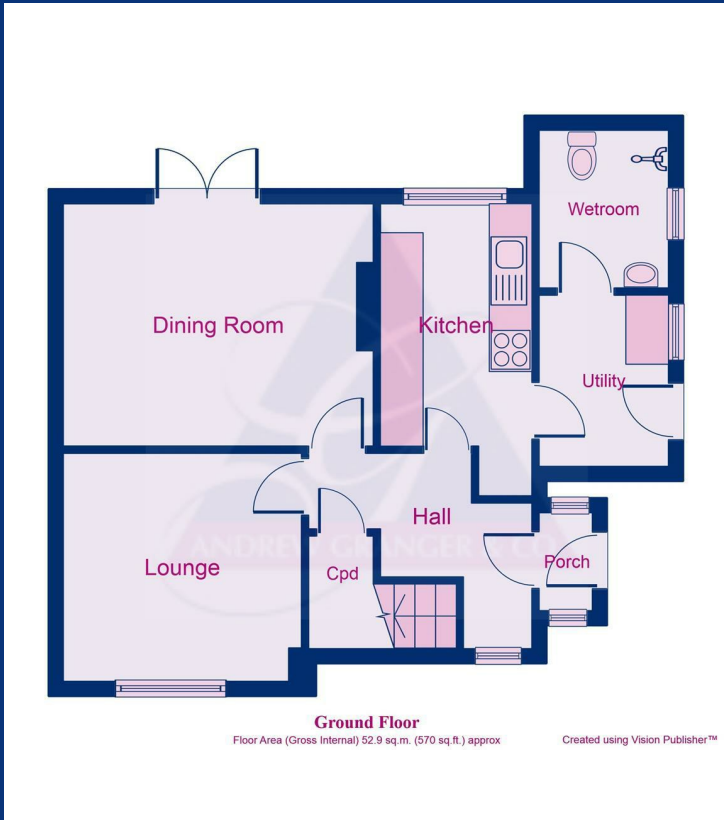
The remaining amount (the portion above £1.5 million) - 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

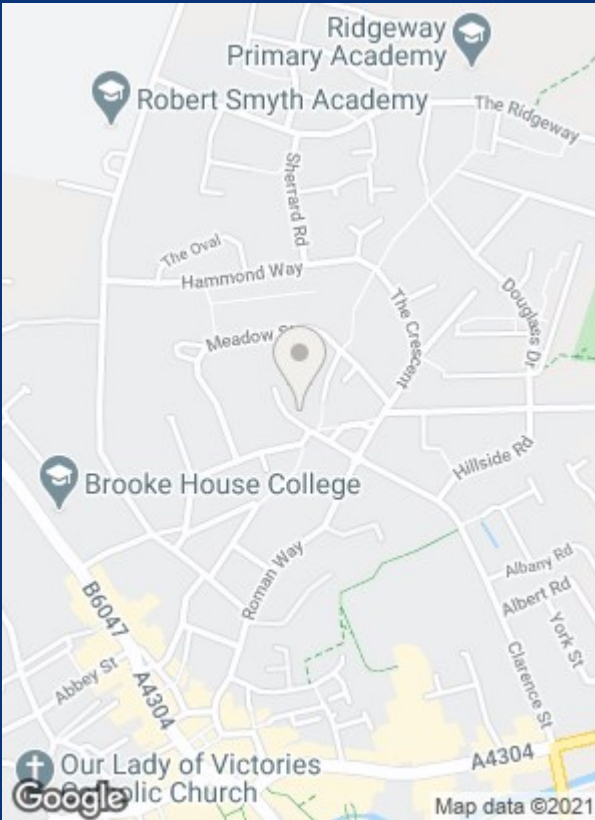
#### **MONEY LAUNDERING**

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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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.
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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**

Andrew Granger & Co. Phoenix House, 52 High Street,  
Market Harborough, Leicester LE16 7AF  
[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)



[sales@andrewgranger.co.uk](mailto:sales@andrewgranger.co.uk)

