



Putting great property on the map

**116 Burnmill Road
Market Harborough
LE16 7JG**

Price guide £850,000



48 Granby Street, Leicester, LE1 1DH
Telephone 0116 2227575
sales@readingspropertygroup.com lettings@readingspropertygroup.com
www.readingspropertygroup.com

READINGS

"Bagatelle" offers approximately 4,600 square feet of accommodation on Burnmill Road, one of the most popular addresses within Market Harborough. Previously used as a residential home to provide supported living for people requiring additional care, now offered for sale with vacant possession and with no onward chain. With eleven bedrooms, three reception rooms, 6 kitchens, 13 bath/shower rooms, sweep in and out driveway with car standing for a number of vehicles and large gardens to the rear. A short distance of Market Harborough town centre and the station which provides rail access to London St Pancras in under an hour. Market Harborough is a thriving market town with a wide range of shopping, restaurants, leisure and sporting amenities.



**Reception hall 6.23m x 4.57m
(20'5" x 15'0")**

**Lounge 5.47m x 4.38m (17'11" x
14'4")**

**Kitchen 6.12m x 3.27m (20'1" x
10'9")**

**Bedroom one 4.39m x 3.91m (14'5"
x 12'10")**

En suite 2.89m x 1.05m (9'6" x 3'5")

**Bedroom two 3.79m x 3.17m (12'5"
x 10'5")**

En suite 2.42m x 1.54m (7'11" x 5'1")

**Bedroom three 4.00m x 3.33m
(13'1" x 10'11")**

En suite 2.44m x 1.86m (8'0" x 6'1")

**Bedroom four 3.33m x 2.66m (10'11"
x 8'9")**

En suite 2.52m x 1.04m (8'3" x 3'5")

**Kitchen/utility 2.44m x 1.68m (8'0"
x 5'6")**

**Bedroom five 4.42m x 2.89m (14'6"
x 9'6")**

En suite 2.44m x 1.70m (8'0" x 5'7")

**Bedroom six 5.45m x 3.61m (17'11" x
11'10")**

En suite 2.64m x 1.68m (8'8" x 5'6")

Kitchen 2.22m x 1.82m (7'3" x 6'0")

**Bedroom seven 4.23m x 2.50m
(13'11" x 8'2")**

**Lounge 4.27m x 3.92m (14'0" x
12'10")**

Kitchen 2.64m 1.90m (8'8" 6'3")

**Shower room 1.92m x 1.87m (6'4" x
6'2")**

**First floor landing 6.18m x 6.24m
(20'3" x 20'6")**

**Lounge 4.42m x 3.20m (14'6" x
10'6")**

**Kitchen 4.32m x 4.00m (14'2" x
13'1")**

Kitchen 3.50m x 1.5m (11'6" x 4'11")

**Bedroom eight 4.00m x 3.72m
(13'1" x 12'2")**

En suite 2.33m x 2.67m (7'8" x 8'9")

**Bedroom nine 4.39m x 3.99m (14'5"
x 13'1")**

En suite 1.67m x 1.99m (5'6" x 6'6")

**Bedroom ten 5.54m x 3.68m (18'2"
x 12'1")**

**Bedroom eleven 4.42m x 3.65m
(14'6" x 12'0")**

En suite 2.47m x 1.03m (8'1" x 3'5")

Agents notes

**CONSUMER PROTECTION
LEGISLATION** - These sales details have
been written to conform to Consumer
Protection Legislation. Whilst we endeavour
to make our sales details accurate and
reliable, if there is any point of particular
importance to you, please contact the office

and we will check the information for you,
particularly if contemplating travelling some
distance to view. Measurements are given in
good faith and whilst believed to be accurate
these should be checked by the purchaser for
verification. The measurements are carried

Tenure

The property is being sold freehold with
Vacant Possession upon completion.
FIXTURES AND FITTINGS - All the items
mentioned in these sales details are to be
included within the purchase price.
SERVICES - None of the services, fitting or
appliances (if any) heating installations,
plumbing or electrical systems have been
tested by the selling agents, neither have the
telephone or television points.

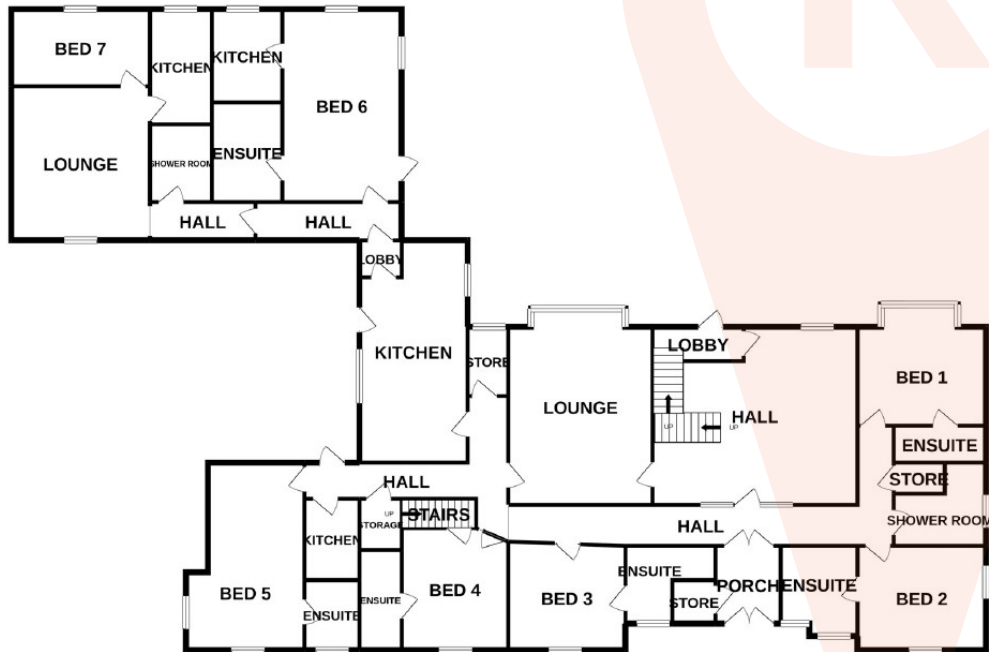
Anti money laundering

Under the Protecting Against Money
Laundering and Proceeds of Crime Act 2002
all prospective purchasers proceeding with a
purchase will be asked to provide us with
photographic I.D. (e.g. Passport, driving
licence etc) and proof of address (e.g. Current
utility bill, bank statement, council tax
demand). This information will be required
before solicitors are instructed on a sale or
purchase.

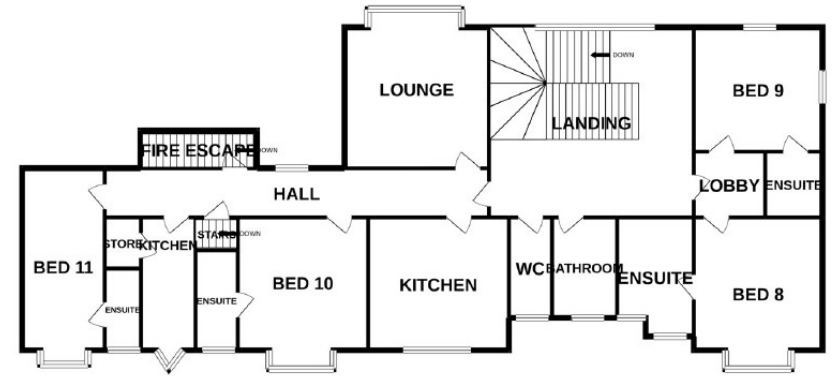




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Putting great property on the map