



40, MEADOW STREET, MARKET HARBOROUGH, LE16 7JZ
GUIDE PRICE £265,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A three bedroomed semi-detached property located close to the heart of the centre of the town and all local facilities, having undergone extensive refurbishment by the current owners, including new flooring, gas central heating boiler and fixtures and fittings.

VIEWINGS & DIRECTIONS

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

ACCOMMODATION IN DETAIL

Briefly comprising of an entrance hall, through lounge/dining room, breakfast kitchen, three bedrooms, refitted bathroom, double glazed windows and gas radiator central heating.

GROUND FLOOR

ENTRANCE HALL

Entrance door leads through to entrance hall with stairs rising to the first floor, with useful under-stairs cupboard space, window to front elevation, ceramic tiled floor and connecting door leading through to:

THROUGH LOUNGE/DINING ROOM 21'6 x 14'6 max (6.55m x 4.42m max)

With cast iron ornate fireplace, two radiators, window to front and French doors giving access to the rear garden.

BREAKFAST KITCHEN 13'8 max x 10'9 max (4.17m max x 3.28m max)

Comprehensive range of base and wall units, electric free standing oven with gas rings, sink with drainer, kickboard lighting, tiled floor,

window and door to side and additional window overlooking the rear garden.

FIRST FLOOR LANDING

Connecting doors through to:

BEDROOM ONE 12'8 x 11' (3.86m x 3.35m)

Useful wardrobe with shelving, radiator and double glazed window to rear elevation.

BEDROOM TWO 11' max x 10'2 (3.35m max x 3.10m)

With built in wardrobe providing storage space, radiator and window to front elevation.

BEDROOM THREE 9'9 x 6'8 (2.97m x 2.03m)

With radiator and window to rear elevation.

BATHROOM 6'9 x 5'5 (2.06m x 1.65m)

Suite comprising of wash hand basin and bath with shower over, tiled floor, heated towel rail.

SEPARATE WC

Comprising of radiator, wash hand basin and window to side elevation.

OUTSIDE

To the front of the property there is a shared footpath, good sized garden which is screened by a hedgerow, path to side which in turn leads to the rear garden which is laid to lawn with patioed area and is screened 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 E.

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%

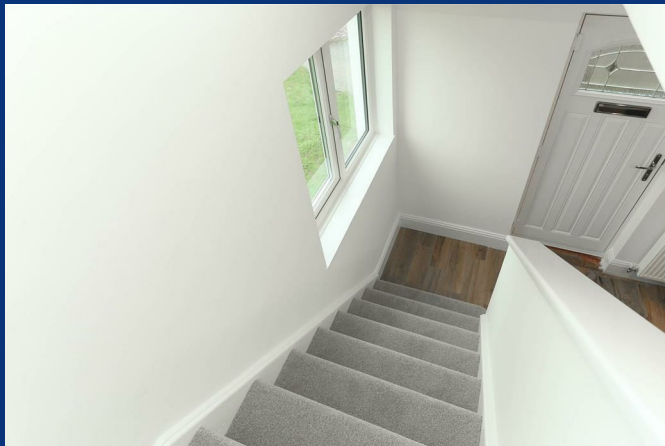
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

COUNCIL TAX

Council Tax Band B. For further information contact Harborough District Council 01858 828282

MONEY LAUNDERING

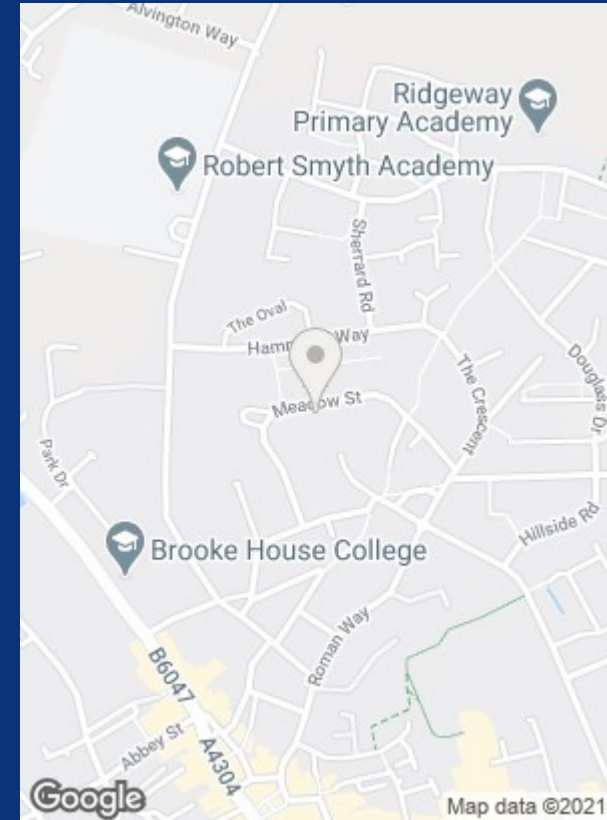
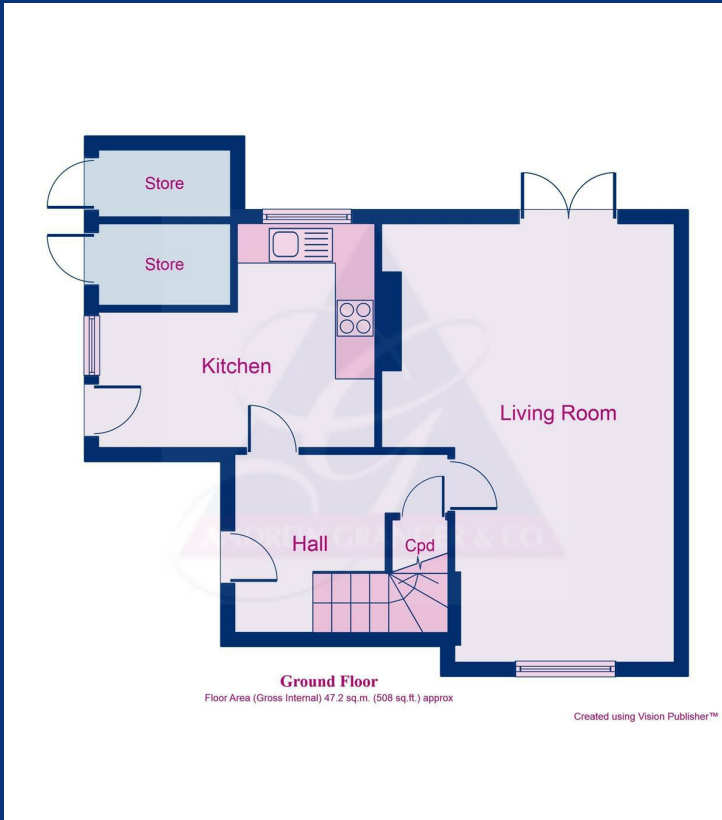
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to 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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Call 01858 431 315



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