

GORES LANE, MARKET HARBOROUGH, LE16 8AJ
PRICE GUIDE £350,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A three bedroomed detached property offering lots of potential for further modernisation/improvement or extension (subject to Planning) located on a good sized plot close to all local amenities.

VIEWINGS & DIRECTIONS

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

ACCOMMODATION IN DETAIL

Entrance hall, sitting room, dining room, kitchen and rear porch. On the first floor there are three bedrooms and bathroom. Outside, car standing to front and side, good sized rear garden.

GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor, door leads through to:

SITTING ROOM 15'2 x 11'2 (4.62m x 3.40m)

With feature open fireplace, tiled hearth, timber surround, radiator and bay double glazed window to front elevation.

DINING ROOM 19'x 10'2 (5.79mx 3.10m)

Dual aspect room enjoying views over the rear garden through the French doors, open fireplace with tiled hearth and timber surround, double glazed window to front elevation, radiator.

KITCHEN 11'1 x 9' (3.38m x 2.74m)

Range of base and wall units, sink with drainer,

tongue & groove panelled ceiling, window to rear elevation. Access to:

SIDE PORCH 8'3 x 6'1 (2.51m x 1.85m)

FIRST FLOOR

CENTRAL LANDING

Seating area, radiator, double glazed window to front elevation and loft hatch.

BEDROOM ONE 12'8 x 11'7 (3.86m x 3.53m)

Picture rail, radiator and double glazed window to front elevation, wardrobes with top boxes above.

BEDROOM TWO 11' x 9'10 (3.35m x 3.00m)

With radiator, housing for central heating boiler and double glazed window to rear elevation.

BEDROOM THREE 10' 4 max x 6'4 (3.05m 1.22m max x 1.93m)

Radiator and double glazed window to rear elevation.

BATHROOM 10'6 x 5'2 (3.20m x 1.57m)

Comprising of wc, wash hand basin and bath with separate shower cubicle, radiator and double glazed window to front elevation.

OUTSIDE

To the front of the property there is ample car standing for up to three cars, being gravelled with a gated entrance to the side and hedgerow to the front boundary. The rear garden is mainly lawned with patioed area and stocked with a variety of shrubs and screened by hedge and 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.

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%

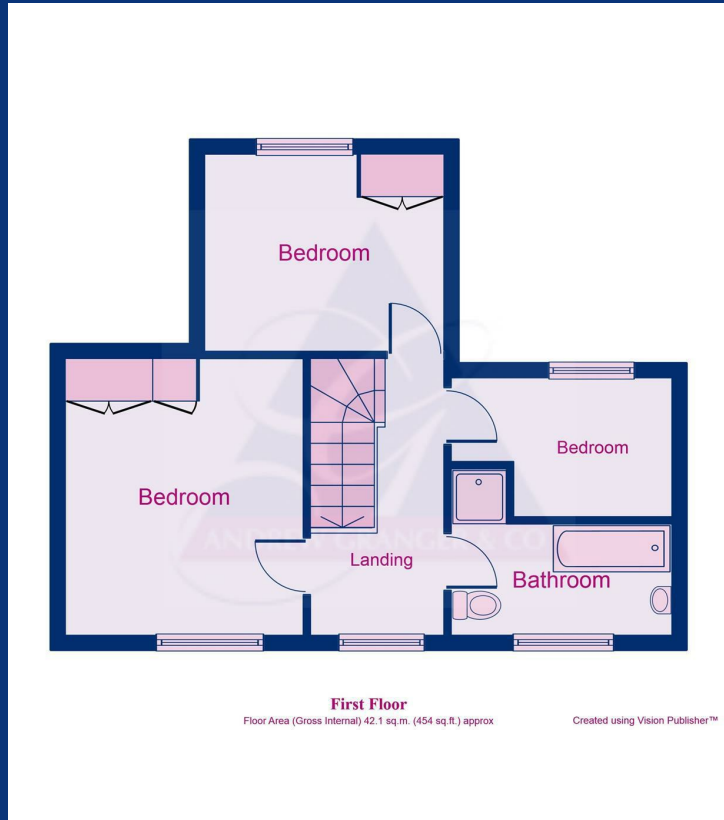
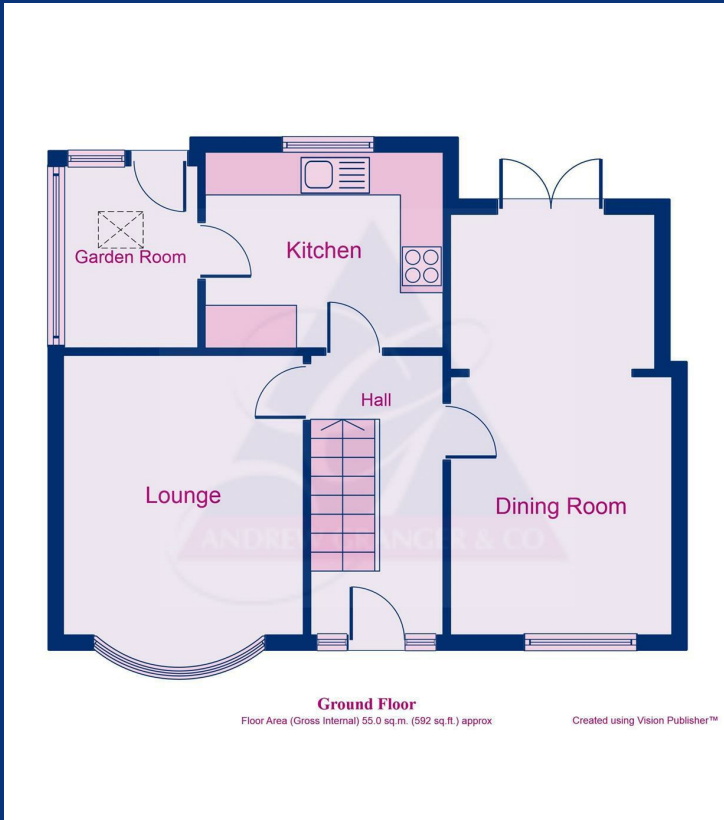
The remaining amount (the portion above £1.5 million) - 12%

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.

Call 01858 431 315

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



sales@andrewgranger.co.uk

