



8, THE LEYS, WELFORD, NNG 6HS
GUIDE PRICE £299,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A four bedroomed detached family home located on a no-through road. Entrance hall, lounge, dining kitchen, living area, utility, cloaks/WC, First floor with four bedrooms, family bathroom. Frontage providing car standing, integral garage and rear garden.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, take the A4304 Coventry Road, passing through the villages of Lubenham and Theddingworth, and on approaching Husbands Bosworth village centre, take the left hand turn onto Welford Road, continuing along this road and when entering the village, continue along High Street, passing the church on your right hand side and taking the right hand turn into Newlands Road, first right into The Leys, following the road round to the left where the property is situated on the left hand side.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With Amtico flooring, stairs rising to the first floor, radiator, connecting door leading through to:

LOUNGE 15'7 x 12'4 (4.75m x 3.76m)

With multi fuel burner set on a raised hearth, fitted units providing storage space and shelving, window to front elevation.

DINING KITCHEN 20'3 x 9'8 (6.17m x 2.95m)

With Amtico flooring, fitted with a comprehensive range of matching base and wall units, electric oven, induction hob with hood above, stainless steel sink with drainer, window to rear and opening into:

LIVING AREA 9'5 x 7'2 (2.87m x 2.18m)

With Amtico flooring and sliding patio doors giving access to the rear garden.

UTILITY ROOM 7'8 x 5'4 (2.34m x 1.63m)

With Amtico flooring, fitted wall and base units, plumbing for appliance, door to:

CLOAKS/WC

Comprising wash hand basin, close coupled wc, radiator, window to rear elevation.

FIRST FLOOR

LANDING

Loft hatch to part boarded loft, radiator, window to front elevation.

BEDROOM ONE 12'6 x 12'1 (3.81m x 3.68m)

With fitted wardrobes providing hanging and storage space, radiator and window to front elevation.

BEDROOM TWO 11'8 x 8' (3.56m x 2.44m)

Fitted wardrobes providing hanging and storage space, radiator and window to front elevation.

BEDROOM THREE 9'7 x 8'8 (2.92m x 2.64m)

Airing cupboard housing hot water cylinder, radiator and window to rear elevation.

BEDROOM FOUR 7'9 x 8'7 (2.36m x 2.62m)

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

BATHROOM 8'5 x 5'4 (2.57m x 1.63m)

Shaped shower style bath with wc, wash hand basin, fitted units, tiled splashbacks to water sensitive areas, radiator and window to rear elevation.

OUTSIDE

To the front of the property there is car standing for two vehicles which in turn leads to:

GARAGE 14'4 x 7'5 (4.37m x 2.26m)

With up and over door, power and lighting.

The rear garden has been landscaped and has a patio area, shaped lawn, shrub borders and is 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 B.

DAVENTRY DISTRICT COUNCIL

Council Tax Band D. For further information contact Daventry District Council 01327 871100

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%

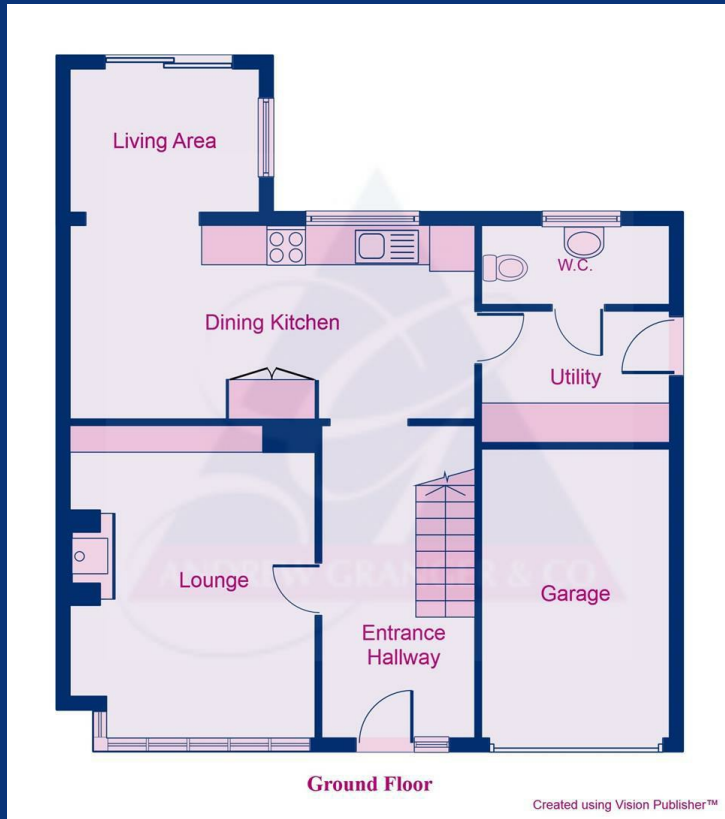
The next £575,000 (the portion from £925,001 to £1.5m) - 10%

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.

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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



RICS



sales@andrewgranger.co.uk

