



Knoll Street, Market Harborough, LE16 9QR



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

An individually designed four bed roomed detached family house having a good sized garden enjoying views over open countryside, yet only a short walk from the thriving town centre of Market Harborough. The partially refurbished interior now offers an excellent opportunity to extend, subject to planning, and to complete the refurbishment to create a wonderful family home.





Key Features

- Four bed detached property in popular location in Market Harborough
- Partly renovated and scope for further improvements
- Entrance hall, lounge, dining room, kitchen, utility, separate WC
- Front garden, driveway
- Scetional garage
- Good size rear garden
- Viewing is highly recommended to appreciate accomodation

Price Guide
£550,000

Currently, the refurbished accommodation includes an impressive entrance hall with staircase off, lounge with cast iron log burner and bayed window to front, spacious dining room with windows to two elevations and herringbone parquet floor. The remaining accommodation requires refurbishment, and includes a kitchen, utility room, side lobby and downstairs wc.

On the upper floor off a central landing are four good sized bedrooms and bathroom/wc.

The rear garden is of excellent size, having acquired a parcel of land to the rear, enjoying stunning views over paddock land, with a paved patio and artificial grassed area, with extensive lawn backing onto fields.

To the front of the house is brick block paving for parking of two cars, with a narrow driveway to the side of the house leading to a concrete sectional garage.

LOCATION

The property lies on the western fringes of town within the well established and highly convenient residential area, handy for Welland Park Academy and Robert Smyth Academy. There are nearby walks along the canal towpath, and Welland Park itself is only a short walk away. The town has excellent shopping and supermarket facilities, bars, restaurants, a theatre and leisure centre to the south. For the commuter, there are mainline rail services to London St Pancras in about an hour, and the M1 is accessible at Junction 20.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and UPVC double glazing, the interior comprises:

GROUND FLOOR

RECEPTION HALL

16'8" x 6'5" including stairwell (5.08 x 1.96 including stairwell)

Coloured glazed and leaded entrance door, double glazed window, attractive ceramic tiled floor, staircase off, cupboard beneath, cast iron radiator and spotlights.

LOUNGE

12'8" x 14'3" (3.86 x 4.34)

Herringbone parquet flooring, feature fireplace with cast iron log burner on tiled hearth with oak display mantle, cast iron radiator, double glazed and leaded bay window to front with deep display sill, double glazed side window and ceiling spotlights.

DINING ROOM

14'9" x 11'7" (4.50 x 3.53)

A spacious room with double glazed windows to two elevations including a bayed window to front, restored herringbone parquet flooring, former fireplace with oak mantle, cast iron radiator.

KITCHEN

17'8" x 7'8" (5.38 x 2.34)

With built-in cupboards, working surfaces, oven, hob, extractor unit, space for fridge/freezer, UPVC double glazed windows to side and rear with views over the garden, radiator and walk-in pantry.

UTILITY ROOM

8'0" x 7'5" (2.44 x 2.26)

Stainless steel sink unit, working surface, double glazed window and plumbing facilities for washing machine.

SIDE LOBBY

With double glazed door out.

SEPARATE WC

With double glazed window.

FIRST FLOOR

LANDING

With double glazed window.

BEDROOM ONE

13'0" x 11'1" (3.96 x 3.38)

Double glazed and leaded window to front, radiator.





BEDROOM TWO

13'7" x 6'9" (4.14 x 2.06)

Double glazed window to side, radiator and recessed wardrobe.

BEDROOM THREE

15'0" x 11'0" (4.57 x 3.61)

Double glazed and leaded windows to front and side enjoying far reaching views, built-in double wardrobe, radiator and airing cupboard.

BEDROOM FOUR

11'8" x 8'1" (3.56 x 2.46)

With radiator, recessed double wardrobe, obscured glazed side window.

BATHROOM

7'10" x 5'5" (2.39 x 1.65)

In need of replacement, panelled bath, chrome mixer tap over with shower attachment, wash hand basin, low flush wc, recessed fully tiled shower cubicle, double glazed window.

OUTSIDE

Lawned front garden with flower and shrub beds, off road parking for two cars, patio area, side entrance with gate.

Narrow driveway to side of house leading to:

GARAGE

Of concrete sectional construction with up and over door to front.

Good sized rear garden enjoying stunning views over paddock land to the rear, brick block paved patio, artificial grassed area, extensive lawn, store cupboard.

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 D. For further information contact Harborough District Council 01858 828282

STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

First Time Buyers

UP to £425,000 - 0%

£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

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.



Floorplan



Ground Floor



First Floor

Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band -

Local Authority

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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