



5A, SUTTON ROAD, GREAT BOWDEN, NR MARKET HARBOROUGH, LE16 7HW

OFFERS OVER £600,000

ANDREW GRANGER & CO

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Located in the conservation area of this highly regarded village, this charming Georgian Grade II Listed stone fronted former hunting lodge, which was refurbished and extended around 2012 and has been fitted to a very high standard and retains a wealth of charm and character throughout.

The property has retained mullion windows and castellated parapets. Internally there an abundance of exposed ceiling and wall timbers, inglenook fireplace, and to the ground floor there is under-floor central heating.

The accommodation briefly comprises of an entrance hallway, large dining kitchen with bespoke hand built units under a granite worktop, garden room, sitting room with inglenook fireplace. On the first floor there are four bedrooms, the principal bedroom with an ensuite shower room and family bathroom. Externally, the property has a well maintained and manicured walled garden. There is a small garden to the front and car standing for two vehicles. Useful store/office with power and lighting.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Tiled floor. Leads through to:

GARDEN ROOM 15'1 x 9'3 (4.60m x 2.82m)

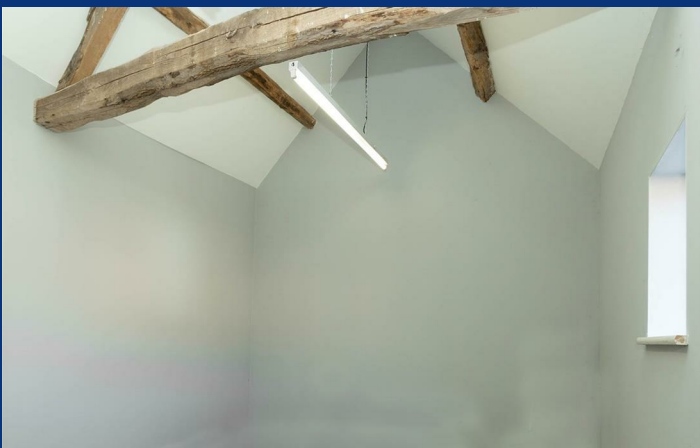
Bi-fold doors enjoying views over the rear garden, tiled floor, exposed stonework.

DINING KITCHEN 20'6 x 16 (6.25m x 4.88m)

Dual aspect room with hand crafted units with granite worktop over, inset 1 1/2 bowl, Rangemaster oven set within inglenook, central island unit with drawers and cabinets below, tiled floor, pantry with light, useful under-stairs cupboard, door leads through to utility and cloakroom.

UTILITY ROOM

Two windows to side and exposed ceiling timbers, integrated fridge/freezer, dishwasher.



CLOAKROOM

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

From the dining kitchen, steps lead down to:

SITTING ROOM 15'9' x 14'9 (4.80m' x 4.50m)

Exposed beams, fireplace, mullion windows to front elevation, under-floor heating, wood burner set in original inglenook fireplace, exposed ceiling timbers.

FIRST FLOOR

SPLIT LEVEL LANDING

To the rear of this landing is:

PRINCIPAL BEDROOM 14'6 x 12'7 (4.42m x 3.84m)

Eaves space, ceiling timbers, two fitted cupboards, radiator, windows to both side and rear elevation.

EN-SUITE 11'6 x 5' (3.51m x 1.52m)

Fitted wash basin set on a plinth, wc, shower unit, heated towel rail, eaves space, ceiling timbers.

BEDROOM TWO 14' x 9'1 (4.27m x 2.77m)

Radiator, cast iron ornate fireplace, stone mullion window to front elevation.

BEDROOM THREE 14'6 x 7'4 (4.42m x 2.24m)

Cast iron fireplace, radiator and window to rear elevation.

BEDROOM FOUR 15'1 x 11'9 (4.60m x 3.58m)

Cast iron ornate fireplace with surround, built-in cupboard, exposed timbers.

FAMILY BATHROOM 10'6 x 8'9 (3.20m x 2.67m)

Cast iron ornate fireplace, bath with separate shower cubicle, close coupled wc, wash hand basin, recessed ceiling lighting, opaque window to front elevation.

OUTSIDE

To the front there is a small walled garden with hand gate, driveway shared with a neighbouring properties leads through to an allocated parking area for up to two cars,.



USEFUL STORAGE/HOME OFFICE 14'1 x 10' (4.29m x 3.05m)

Power and lighting, vaulted ceiling.

REAR GARDEN

The rear garden is beautifully manicured with shaped lawns and inset flower and shrub borders. Gated access leads through to the side of the property.

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 E. For further information contact Harborough District Council 01858 828282

STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

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

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



If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty 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.



LOCATION



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