



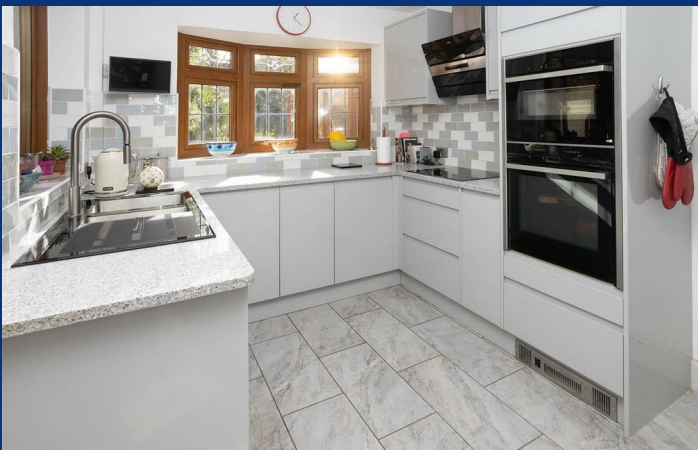
SALISBURY HOUSE, LITTLE END, BRUNTINGTHORPE, LE17 5QJ  
PRICE GUIDE £575,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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





An individually designed and extended 4/5 bed roomed detached family house backing onto open fields with a good sized garden to the side located on the edge of the highly desirable south Leicestershire village of Bruntingthorpe.

Built in about 1959 with the benefit of gas fired central heating and UPVC double glazed windows, the superbly appointed three storey accommodation includes an entrance hall, sitting room, superb conservatory to the front, lounge/dining room with open fire, recently refitted kitchen with built-in appliances, utility room, fitted cloakroom/wc and side entrance hall.

On the first floor off an impressive landing with windows to two elevations are three well proportioned bedrooms and a stylishly appointed bathroom with jacuzzi bath and separate shower. On the upper floor off a small landing are two further bedrooms, one of which is currently used as a home office.



The property occupies a particularly wide frontage with a delightful Mediterranean style garden to the side, laid for ease of maintenance with patio areas, ornamental pond and backing onto open fields. A pair of wooden five bar gates open onto a tarmac driveway, leading to a single garage with an adjoining workshop. The landscaped gardens continue to the front and side of the property with mature flower and shrub borders.

#### LOCATION

The popular village of Bruntingthorpe is surrounded by attractive south Leicestershire countryside, and has a couple of public houses/restaurants, a garage and church. The nearby town of Market Harborough has excellent shopping and supermarket facilities, together with mainline rail services to London St Pancras in about an hour. The M1 is accessible at either junctions 20 or 21, and the A14 lies to the south.

#### ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and double glazed windows, the accommodation is arranged over three floors, and includes:

#### GROUND FLOOR

##### ENTRANCE HALL 11'1" x 6' (3.38m x 1.83m)

UPVC double glazed entrance door with side windows, ceramic tiled floor.

##### UTILITY ROOM 9'10" x 8'10" (3.00m x 2.69m)

Stainless steel sink unit with central waste bowl and chrome mixer tap over, base and wall cupboards, plumbing facilities for washing machine, large store cupboard, radiator and door to garage.

##### CLOAKROOM/WC

With low flush wc.



##### REFITTED KITCHEN 10'2" x 8'9" (3.10m x 2.67m)

Stylishly appointed with an excellent range of base and wall cupboards, glass composite working surfaces with ceramic tiled surrounds, twin bowl sink unit with mixer tap over, integral dishwasher, Neff built-in oven and microwave oven, four ring induction hob with extractor hood over, AEG stainless steel fronted fridge/freezer with water cooler and ice maker, ceiling spotlights, plinth fan heater, double glazed bayed window to front, stable type door leading out to hallway.

##### INNER HALL 11'7" x 7' (3.53m x 2.13m)

Approached via a porch entrance to the side of the house with double glazed doors and glazed inner door, staircase off with cupboard beneath, double glazed window, radiator with cabinet surround.

##### SITTING ROOM 10'2" x 9'10" (3.10m x 3.00m)

Double glazed bayed window to side with deep display sill, radiator within cabinet surround, wood effect flooring, plate display rail, double glazed door to:

##### CONSERVATORY 10'6" x 9'6" (3.20m x 2.90m)

Of UPVC wood effect double glazed construction above a low plinth of facing brick with tiled floor, double doors leading out to the garden.

##### LOUNGE/DINING ROOM 22'9" x 9'10" (6.93m x 3.00m)

An impressive reception room with double glazed windows to three elevations, pine boarded flooring, lounge area with Firebox multi fuel open grate on brick hearth with wooden mantle, three radiators.

#### FIRST FLOOR

##### SPACIOUS LANDING 19'3" x 7' inc stair well (5.87m x 2.13m inc stair well)

With wood effect flooring, double glazed windows to two elevations, radiator within cabinet surround.

##### BEDROOM ONE 13'10" x 10'6" (4.22m x 3.20m)

Double glazed windows to two elevations with superb views, radiator within cabinet surround, exposed beams.

##### BEDROOM TWO 10'2" x 10' (3.10m x 3.05m)

Double glazed side window, range of wardrobes, drawers, radiator and wood effect flooring.

##### BEDROOM THREE 10'3" x 8'9" (3.12m x 2.67m)

Double glazed window to front, radiator and wood effect flooring.

##### BATHROOM 9'8" x 7'9" (2.95m x 2.36m)

Superbly appointed four piece suite comprising jacuzzi panelled bath, corner shower unit with glazed door and chrome fittings





including a large shower head and adjustable hose, wash hand basin with two drawers beneath, chrome mixer tap over and mirror above, low flush wc, double glazed skylight, ceiling spotlights, tall chrome heated towel radiator.

#### UPPER FLOOR

##### LANDING

With study area.

**BEDROOM FOUR** 13'10 x 8'2 measured to purlins (4.22m x 2.49m measured to purlins)

With two double glazed skylights, sloping ceiling and feature brick chimney breast.

**BEDROOM FIVE/STUDY** 10'1 x 7' measured to purlins (3.07m x 2.13m measured to purlins)

With two double glazed skylights and eaves storage cupboard.

##### OUTSIDE

The property enjoys an exceptionally wide frontage with post & rail and picket fencing with wooden five bar double gates opening onto a tarmac driveway leading to:

##### GARAGE

With up and over door to front and rear window.

##### WORKSHOP

With double glazed window, power and lighting.

Attractively landscaped garden to a Mediterranean design with a wide variety of specimen shrubs and trees, gravelled areas, flower and shrub borders. To the side of the house is an extensive garden enjoying stunning views over open countryside to the rear, gravelled areas and pathways, well stocked flower and shrub beds, ornamental pond with rockery surround and waterfall, wooden trellising and paved patio areas, timber garden sheds and pet enclosure.

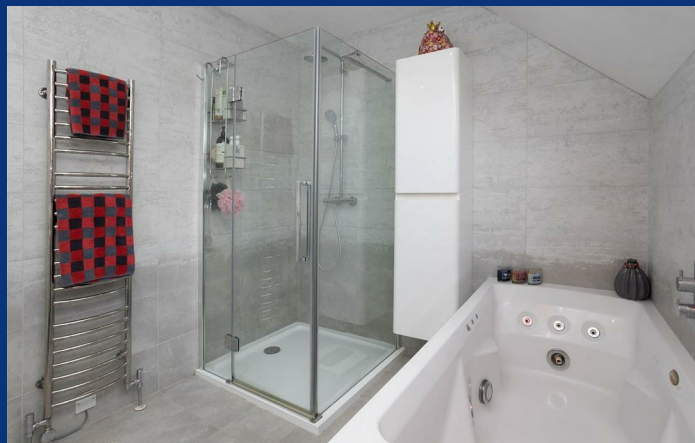
The landscaped garden continues to the front and other side of the house, with seating areas, mainly gravelled with flower and shrub beds. A wooden hand gate leads through to an easily maintained side garden with cat pen, gravelled beds, patio area to rear enjoying views over fields.

##### RESTRICTIVE COVENANT

A Restrictive Covenant will be incorporated within the contract in the form of a ransom strip to the rear of the plot. Further details from the selling agents.

##### 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.















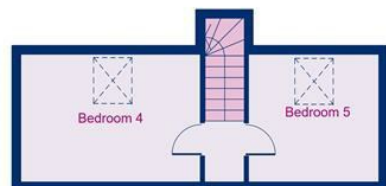
#### Ground Floor

Floor Area (Gross Internal) 83.4 sq.m. (897 sq.ft.) approx



#### First Floor

Floor Area (Gross Internal) 54.9 sq.m. (591 sq.ft.) approx



#### Second Floor

Floor Area (Gross Internal) 27.2 sq.m. (293 sq.ft.) approx

Created using Vision Publisher™



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](http://www.andrewgranger.co.uk)



**RICS**



[sales@andrewgranger.co.uk](mailto:sales@andrewgranger.co.uk)

