



3, LIME TREE PLACE, GREAT BOWDEN, MARKET HARBOROUGH, LE16 7JE

PRICE GUIDE £790,000

ANDREW GRANGER & CO

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An outstanding 4 bedroomed detached family house built by Mulberry Homes in 2013, forming part of a prestigious cul-de-sac setting, located in the highly desirable south Leicestershire village of Great Bowden.

The attractively styled and beautifully appointed family home extends to approximately 2,066 sq ft, and benefits from gas fired central heating with underfloor heating to the ground floor, double glazed windows and a security alarm, and is approached via an impressive entrance hall with staircase off, fitted cloakroom/wc, spacious lounge with cast iron log burner and triple bi-fold doors leading out to the rear garden, luxury fitted L-shaped living kitchen with granite working surfaces and quality appliances, open plan to an extensive dining/family area with triple bi-fold doors overlooking the south facing gardens, and there is also a fitted utility room with a stable type door leading out to the rear garden, and door giving access to the garage.



On the upper floor off a spacious galleried landing with built-in airing cupboard, are four double bedrooms including a superb principal bedroom with fitted dressing room and en-suite shower room, guest bedroom with en-suite shower room, two further rooms served by a superbly appointed family bathroom.

Integral to the house is a double garage with two remote control up and over doors to front, further parking to the front of the house, whilst to the rear is an attractively landscaped garden with full width paved patio taking advantage of the southerly views. There is also a timber garden shed.

LOCATION

Great Bowden is renowned as one of south east Leicestershire's most desirable villages, centred around a charming green with a public house, village store and post office, tea rooms, reputable primary school and village hall, together with an historic church and variety of sporting and leisure opportunities. Great Bowden is annexed to the thriving town of Market Harborough, which has mainline rail services to London St Pancras in about an hour, and a host of shopping and supermarket facilities, bars, restaurants, cafes, a theatre and leisure centre to the south of the town. The A14 is easily accessible, as is Junction 20 of the M1.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed northbound via Burnmill Road, and on reaching the village of Great Bowden, turn right onto Main Street, proceed to the centre of the village, turning left onto Dingley Road, and immediately left onto Sutton Road, turning right at the end onto Nether Green, off which Lime Tree Place is located on the right hand side.



ACCOMMODATION IN DETAIL

With an EPC rating of B, this highly efficient family home benefits from gas fired central heating with underfloor heating to the ground floor, double glazed windows and a security alarm, and briefly comprises:

GROUND FLOOR

ENTRANCE HALL

Oak panelled entrance door, double glazed inset and windows to either side, travertine tiled flooring with matwell, staircase off and ceiling spotlights.

CLOAKROOM/WC

White suite comprising low flush wc, wash hand basin with cupboards beneath, tiled splash, tiled floor, extractor fan and ceiling spotlights.

LOUNGE 24'4 x 12'7 (7.42m x 3.84m)

Attractive fireplace with cast iron log burner on stone hearth, ceiling spotlights, TV aerial socket, double glazed window to front, double glazed triple bi-fold doors leading out to the rear garden.

LIVING KITCHEN 24'4 x 12'4 and 7'10 x 7'4 (7.42m x 3.76m and 2.39m x 2.24m)

A stunning L-shaped open plan living kitchen with travertine tiled flooring with underfloor heating, luxury fitted kitchen area with granite working surfaces incorporating a peninsular breakfast bar, Franke stainless steel twin bowl sink unit with brushed steel mixer tap over, Bosch integral dishwasher, range of base and wall cupboards, wine rack, several drawers, Stoves stainless steel fronted cooker range with two ovens, grill, warming drawer, six ring gas hob unit with griddle, stainless steel splash back and canopy extractor hood over. Bosch stainless steel fronted American style fridge/freezer with water cooler and ice maker included.

Spacious dining/family area with triple bi-fold doors leading out to the rear garden and double glazed window, useful double store cupboard.

UTILITY ROOM 16'9' x 5'1' (5.11m' x 1.55m)

With granite working surface, stainless steel sink unit with mixer tap over, plumbing facilities for washing machine and dryer, double glazed window, travertine tiled flooring, ceiling spotlights, extractor fan, door to garage and double glazed stable type door leading out to rear garden.

FIRST FLOOR

GALLERIED LANDING 17'1 x 10'3 inc stairwell (5.21m x 3.12m inc stairwell)

Natural wood balustrade and handrail, built-in airing cupboard, ceiling spotlights, double glazed window to front and access hatch to roof space.



PRINCIPAL BEDROOM 16'10" x 14'9" (5.13m x 4.50m)

Two double glazed windows to rear, radiator, wood effect flooring and ceiling spotlights.

DRESSING ROOM 7'10" x 7'5" (2.39m x 2.26m)

Range of bespoke shelving with hanging rails, radiator, double glazed window and ceiling spotlights.

SHOWER ROOM 8'6" x 7'3" (2.59m x 2.21m)

Fully tiled walls and flooring, quality white suite comprising shower cubicle with glazed sliding doors, chrome fittings including large fixed shower head and adjustable hose, wash hand basin with chrome mixer tap over and drawers beneath, low flush wc, chrome heated towel rail, double glazed window, electric shaver socket and extractor fan.

GUEST BEDROOM 12'9" x 12' max (3.89m x 3.66m max)

Double glazed window to rear and radiator.

EN-SUITE SHOWER ROOM 6'5" x 5' (1.96m x 1.52m)

Fully tiled walls and flooring, quality white suite comprising shower cubicle with glazed sliding doors, chrome fittings including large fixed shower head and adjustable hose, wash hand basin with chrome mixer tap over and drawers beneath, low flush wc, chrome heated towel rail, double glazed window, electric shaver socket and extractor fan.

BEDROOM THREE 12'6" x 9' min/12'8" max (3.81m x 2.74m min/3.86m max)

Double glazed window to rear and radiator.

BEDROOM FOUR 12'9" x 12' (3.89m x 3.66m)

Double glazed window to front and radiator.

FAMILY BATHROOM 9'6" x 7'6" (2.90m x 2.29m)

White suite comprising panelled bath, chrome mixer tap over, glazed shower cubicle with glazed sliding doors, chrome fixed shower head and adjustable hose, wash hand basin with chrome mixer tap over and drawers beneath, low flush wc, fully tiled walls and flooring, ceiling spotlights, extractor fan and electric shaver socket.

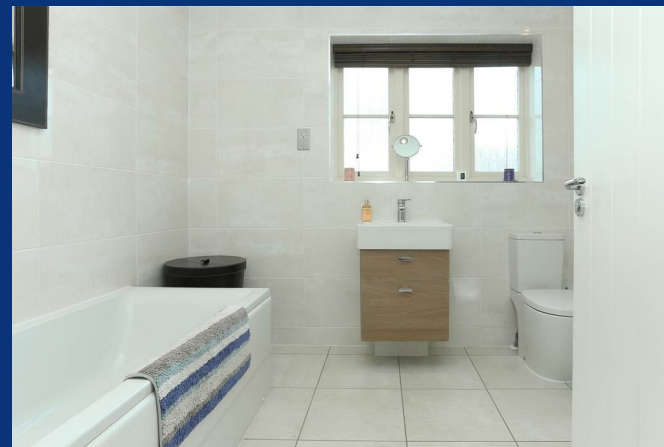
OUTSIDE

Attractive front garden with lawned area, hedge, flower and shrub borders. Off road parking for two cars giving access to:

DOUBLE GARAGE 17' x 17'1" (5.18m x 5.21m)

Two wooden panelled up and over doors to front with remote control facility, power and lighting, rear personal door giving access to the utility room.

Attractively landscaped rear garden enjoying a southerly aspect with a full width stone paved patio located to the rear of the lounge and living kitchen. Lawned area with flower and shrub borders, brick walled and fenced boundaries, timber garden shed, outside tap, lighting and side entrance with timber gate.





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.

COUNCIL TAX

Council Tax Band G. 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%

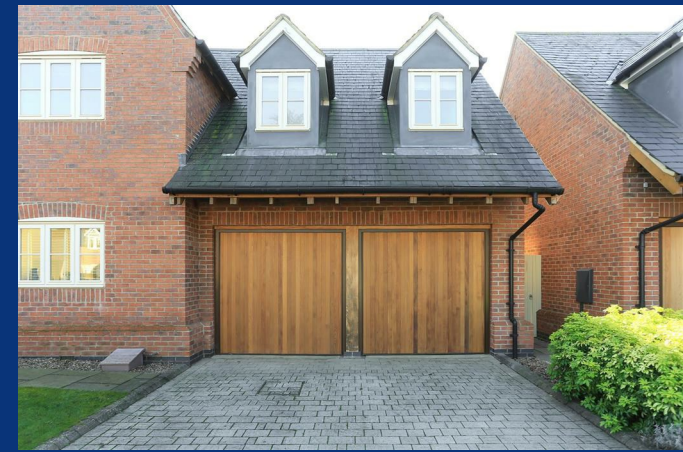
The next £575,000 (the portion from £925,001 to £1.5m) - 10%

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

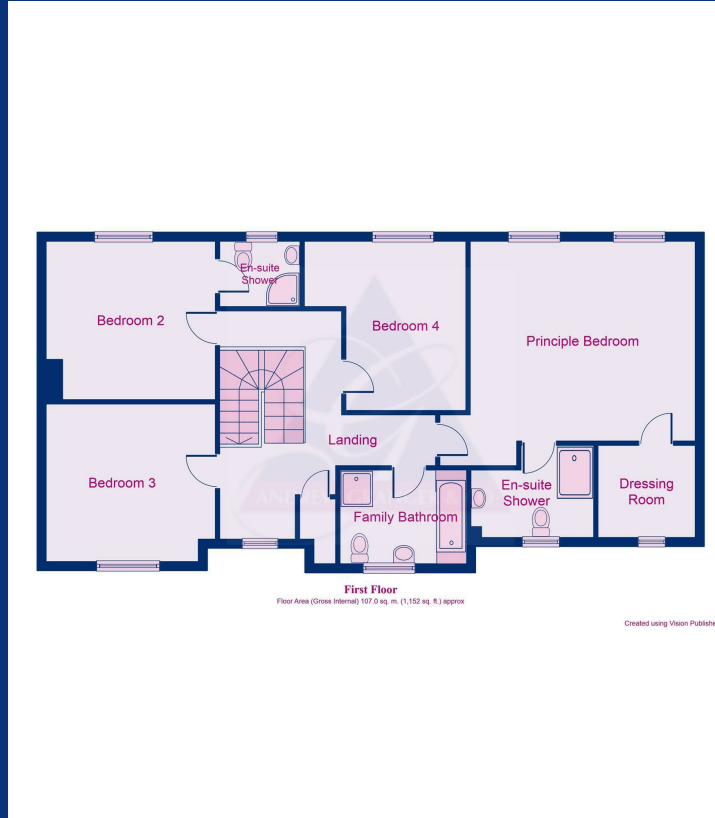
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

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

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Call 01858 431 315



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