

### ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON







A four bedroomed Miller Home offering flexible accommodation across two floors, within walking distance of Robert Smyth Acadamy and lovely countryside walks. on the north side of Market Harborough town centre.

### NO UPWARD CHAIN!

#### **VIEWINGS & DIRECTIONS**

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, take the Leicester Road, and the right hand turn at the roundabout into Alvington Way, left onto Coales Gardens which turns in to Davies Close.

#### **ACCOMMODATION IN DETAIL**

Entrance hall, cloaks/wc, lounge complimented by a good sized dining kitchen and conservatory, on the first floor there are four bedrooms, family bathroom which Jack & Jill's with the second bedroom, and an en-suite bathroom to the principal bedroom. Externally, car standing, double garage and gardens to front and rear.

#### **GROUND FLOOR**

#### **ENTRANCE HALL**

Stairs rising to the first floor, solid oak floor which runs through the hall and in to the lounge, radiator and door giving access to:

#### **CLOAKS/WC**

Comprising of wash hand basin, wc, laminate flooring, radiator and extractor fan.

LOUNGE 19'4 x 12'1 (5.89m x 3.68m)
Fireplace with space for fire with surround, radiator, bay window to front elevation.

#### STUDY 12'3 x 10'3 (3.73m x 3.12m)

Radiator and window to rear elevation.

#### KITCHEN 16'5 x 10'2 (5.00m x 3.10m)

Fitted with a comprehensive range of matching base and wall units, double oven with inset stainless steel sink with drainer, integrated dishwasher, fridge/freezer, tiled floor, window to rear elevation and step leads up to:

DINING AREA 10'2 x 9'7 (3.10m x 2.92m) Sliding patio doors giving access to:

CONSERVATORY 12'2 x 11' (3.71m x 3.35m) UPVC construction with tiled floor and giving access to the rear garden.

#### UTILITY ROOM 9'5 x 5'5 (2.87m x 1.65m)

Stainless steel sink with drainer, wall mounted central heating boiler, plumbing for appliance, door to side and connecting door leading through to the garage.

#### **FIRST FLOOR**

#### **CENTRAL LANDING**

Loft hatch, connecting doors leading through to:

# BEDROOM ONE 15'4 x max x 12'11 max (4.67m x max x 3.94m max)

Fitted wardrobes provide hanging and storage space, radiator and window to front elevation, door leads through to:

# EN-SUITE 7'1 max x 5'2 max (2.16m max x 1.57m max)

Suite comprising of bath, wc, wash hand basin, bath with shower and screen, radiator, window to front elevation.







#### BEDROOM TWO 12'9 x 92'2 (3.89m x 28.09m)

Radiator, fitted wardrobes provide hanging and storage space, window to rear elevation, and Jack & Jill access to the main family bathroom.

BEDROOM THREE 15'9 x 12'6 (4.80m x 3.81m)
Radiator, feature sloping ceiling, wardrobes provide hanging and storage space, window to front elevation

BEDROOM FOUR 12'10 x 10'3 (3.91m x 3.12m) Radiator and window to rear elevation.

FAMILY BATHROOM 9'1 x 7'3 (2.77m x 2.21m)
Suite comprising of wc, wash hand basin, separate shower unit, corner bath, radiator and window to side elevation. Connecting door to bedroom two.

#### **OUTSIDE**

To the front of the property there is car standing for up to four cars.

#### **DOUBLE GARAGE**

Twin up and over doors, power and lighting, and access to the utility room.

#### **REAR GARDEN**

The rear garden has a natural stone patio area with steps up to a shaped lawn and further seating area 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.

#### **PHOTOGRAPHS**

Please note some of the photographs shown were taken before the current tenancy commenced.



## **ENERGY PERFORMANCE CERTIFICATE** EPC Rating C.

#### **COUNCIL TAX**

Council Tax Band F. 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%

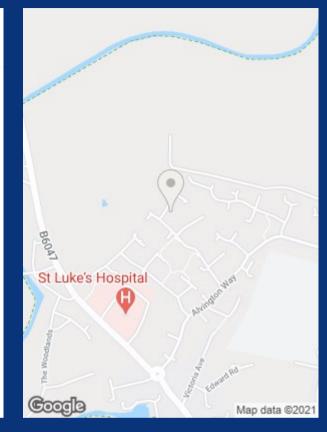
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

#### **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



NDREW GRANGER & CC





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### Call 01858 431 315











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