



2, DAVIES CLOSE, MARKET HARBOROUGH, LE16 7ND

GUIDE PRICE £495,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



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 9'2 (3.89m x 2.80m)
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.



FLOOR PLAN TO FOLLOW

ANDREW GRANGER & CO

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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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RICS



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