

VIDEO TOUR
AVAILABLE



BAKEHOUSE COTTAGE, MAIN STREET, MOWSLEY, LE17 6NT
NO CHAIN £345,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

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



A charming 3 bedroomed 19th Century cottage of character located in the heart of the highly sought after south Leicestershire village of Mowsley.

Built predominantly of brick and graduated Swithland slate, the property has been sympathetically extended and refurbished in recent years retaining a wealth of period features, and benefitting from double glazed windows and oil fired central heating. The well presented interior consists of an entrance hall with oak veneer strip flooring, sitting room with windows to three elevations and attractive brick fireplace with former cast iron oven door above, fitted dining kitchen with terracotta tiled flooring and built-in appliances, and a garden room/utility with French double doors opening onto a paved patio.



On the upper floor off a central landing with pine boarded flooring and bookshelf, are three bedrooms and a well appointed family bathroom with a shower above the bath.

Outside is an attractive cottage garden with paved patio area, lawn, beautifully stocked flower and shrub borders and timber garden shed. The adjoining garage belongs to next door and is excluded.

LOCATION

The picturesque village of Mowsley lies some 11.5 miles south of the city of Leicester and approximately 7.5 miles west of the thriving town of Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at Junction 20, and the A14 lies to the south.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed westbound via Lutterworth Road (A4304), turning right in Lubenham and immediately left following the signs to Mowsley. Turn right at the T junction, and on entering the village, continue onto Main Street, with Bakehouse Cottage lying on the right hand side with an Andrew Granger & Co for sale board erected to identify the property.



ACCOMMODATION IN DETAIL

With the benefit of oil fired central heating and wooden framed double glazed windows, the well presented interior comprises:

GROUND FLOOR

ENTRANCE HALL 8' x 7' (2.44m x 2.13m)

Recently installed entrance door, double glazed window to front, staircase off with pine hand rail, oak veneer strip flooring, telephone point, radiator, beams to ceiling, wall light point, pine stripped panelled door leading to:

SITTING ROOM 14'4 x 10' (4.37m x 3.05m)

With beamed ceiling, double glazed windows to three elevations creating an abundance of natural light, attractive brick fireplace with open grate and pine surround, feature former cast iron oven door over, book shelving to side, two radiators, wall light points, and TV point.

DINING KITCHEN 13'9 x 8' min/10' max (4.19m x 2.44m min/3.05m max)

A stylishly extended dining kitchen with tall double glazed windows and multi pane glazed door leading out to the rear garden, terracotta tiled flooring, oak working surfaces with ceramic tiled surrounds, white enamelled sink unit with chrome mixer tap over, plumbing facilities for automatic washing machine, stainless steel fronted oven, four ring ceramic hob, built-in base and wall cupboards, two glazed display cabinets, beamed ceiling with spotlights. Dining area with oak strip flooring, under-stairs cupboard, beams and wall light point. Stripped pine door leading to:

GARDEN ROOM 8'10 x 7'10 max (2.69m x 2.39m max)

With ceramic tiled flooring, double glazed French double doors leading out to the rear garden, oak working surface with oil fired central heating boiler and digital programming control unit, range of cupboards above.



FIRST FLOOR

LANDING

Pine boarded floor, recessed display niche and bookshelf, radiator, double glazed window, access hatch to roof space, stripped pine panelled doors off.

BEDROOM ONE 14'7 x 10' (4.45m x 3.05m)

Double glazed windows to front and rear, pine skirting boards, two radiators, access hatch to roof space and period fireplace.

BEDROOM TWO 10'5 x 8'1 including stair head (3.18m x 2.46m including stair head)

Double glazed window to front and radiator.

BEDROOM THREE 10' x 6'2 plus door recess (3.05m x 1.88m plus door recess)

Double glazed window overlooking the rear garden, pine boarded flooring and radiator.

BATHROOM 8'6 x 7' max (2.59m x 2.13m max)

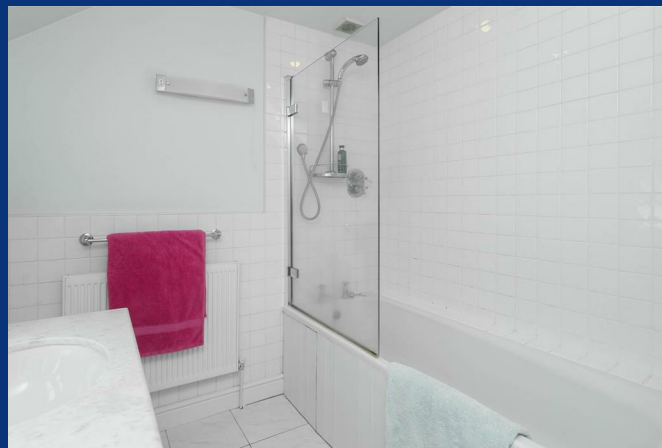
Quality white suite comprising panelled bath, mains shower over with glazed shower screen and extractor fan, wash hand basin within cabinet surround with chrome mixer tap over and double cupboard beneath, low flush wc, half tiled walls, radiator, recessed cupboard, obscured double glazed window, ceiling spotlights and ceramic tiled floor.

OUTSIDE

Attractive brick walled and fenced rear garden with pleasant outlook beyond, paved patio immediately to the rear of the cottage with brick retaining wall, steps with wooden pergola and climbing rose rising to lawned area with flower and shrub borders, timber garden shed and oil tank. To the side of the cottage is a flower border with a wonderful camelia. There is a shared side entrance and wooden gate with fencing. For the avoidance of doubt, the adjoining garage belongs to next door and is excluded.

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 E.

COUNCIL TAX

Council Tax Band D. For further information contact
Harborough District Council 01858 828282

STAMP DUTY

The following SDLT rates apply until 30th June 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%

From 1st July, the nil rate band will be £250,000 until the
end of September, which will return to the usual level of
£125,000 from October 1st 2021.

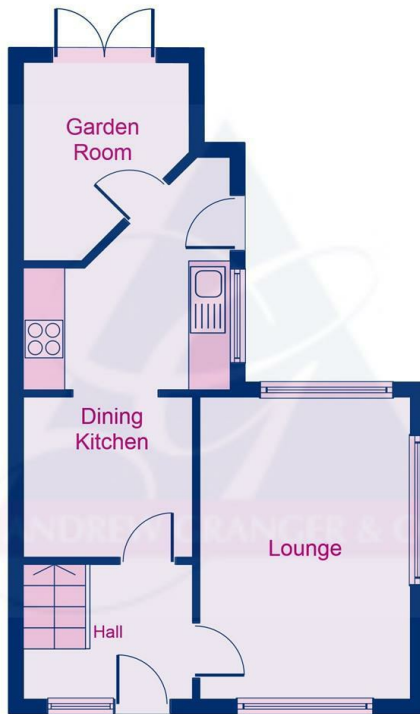
A further 3% will be payable on the whole amount if this is
an additional property to one that you already own.

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



Ground Floor
Floor Area (Gross Internal) 38.2 sq.m. (411 sq.ft.) approx.
Created using Vision Publisher™



First Floor
Floor Area (Gross Internal) 39.3 sq.m. (423 sq.ft.) approx.
Created using Vision Publisher™



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Call 01858 431 315

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RICS



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