



40 Barnsdale, Great Easton, Market Harborough, LE16 8SG
Offers In Excess Of £400,000



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40 Barnsdale, Great Easton, Market Harborough, LE16 8SG
Tenure: Freehold
Council Tax Band: E (Harborough District Council)



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An opportunity has arisen to acquire a spacious, detached bungalow occupying a very large corner plot with garage, off-road parking and mature, wrap-around gardens on the edge of a picturesque village.

**** 2 Generously-proportioned Reception Rooms * Large Breakfast Kitchen * 3 Bedrooms * Shower Room ****

The property is available with **NO CHAIN**.



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The property has been well maintained but requires routine modernisation and updating throughout providing immense potential for a purchaser to create their ideal home in a charming location. The generous size of the plot allows for extending, subject to necessary planning consent.

Benefiting from oil-fired central heating, the interior can be summarised as follows: Entrance Porch, Entrance Hall, large Breakfast Kitchen, open-plan Living & Dining Room with open fireplace, Sitting Room, Inner Hall, three Bedrooms and Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC double-glazed main entrance door with glazed side panel, window to front, internal glazed door with glazed side panel to:

Entrance Hall

Built-in storage cupboards, radiator, laminate flooring, doors to Breakfast Kitchen and open-plan Living & Dining Room

Breakfast Kitchen 3.25m x 6.91m max (10'8" x 22'8" max)

An extensive range of floor and wall-mounted units, inset stainless steel sink with mixer tap, inset electric hob with extractor above, integrated eye-level electric

double oven, undercounter appliance spaces (for washing machine, dishwasher and tumble dryer).

Freestanding Trianco oil central heating boiler, radiator, tiled splashbacks and matching partially tiled walls, laminate flooring, two windows to rear, external half-glazed door to side.

Open-plan Living & Dining Room

Spacious, elegant reception room featuring:

Living Room 4.39m x 4.32m (14'5" x 14'2")

Open fireplace with cast-iron dog grate set in stone surround with adjoining matching display plinth, two radiators, full-height window to front, sliding doors with glazed panels to either side giving access to Sitting Room, door to Inner Hall.

Dining Area 3.28m x 2.74m (10'9" x 9'0")

Radiator, picture window to front.

Sitting Room 4.01m x 4.67m (13'2" x 15'4")

A well-proportioned, triple-aspect reception room with two radiators, windows to front and side and sliding patio doors to rear.

Inner Hall

Built-in airing cupboard housing hot water cylinder, radiator, loft access hatch, doors to the three Bedrooms and Shower Room.

Bedroom One 3.66m x 3.35m + wardrobe (12'0" x 11'0" + wardrobe)

Built-in double wardrobe with sliding mirrored doors, radiator, window to rear.

Bedroom Two 2.74m x 3.35m (9'0" x 11'0")

Radiator, window to side.

Bedroom Three 2.13m x 3.07m incl wardrobes (7'0" x 10'1" incl wardrobes)

Two built-in double wardrobes with top boxes, radiator, window to rear.

Shower Room 2.03m x 1.65m (6'8" x 5'5")

Fitted with low-level WC, wall-mounted hand basin with mixer tap and large walk-in shower cubicle with deluge shower above and further shower attachment. Tiled walls, radiator, window to side.

OUTSIDE

The property is accessed via a driveway which provides off-road parking for three cars and leads to:

Integral Single Garage 4.78m x 2.67m (15'8" x 8'9")

Light and power, up-and-over door, window to side.

Gardens

The property is set on a large corner plot with extensive, wrap-around gardens to three sides which are mainly laid to lawn screened by an array of mature shrubs, bushes and trees to borders. There is a paved patio area to the rear of the bungalow and hard standing for a greenhouse.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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Oil central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor

O2 - variable outdoor

Three - good outdoor

Vodafone - variable outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

GREAT EASTON

The village of Great Easton lies approximately 4 miles from Corby and 6 miles from Uppingham. It is also within easy driving distance of Market Harborough, Kettering, Oakham, Leicester and Peterborough. At both Peterborough and Kettering there are British Rail terminals with services to London.

Within the village there is a primary school, a church and a public house. There is also a village hall. Public transport is available, operating to neighbouring villages and towns including Market Harborough and Corby.

COUNCIL TAX

Band E

Harborough District Council Telephone 01858 82101

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to

condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

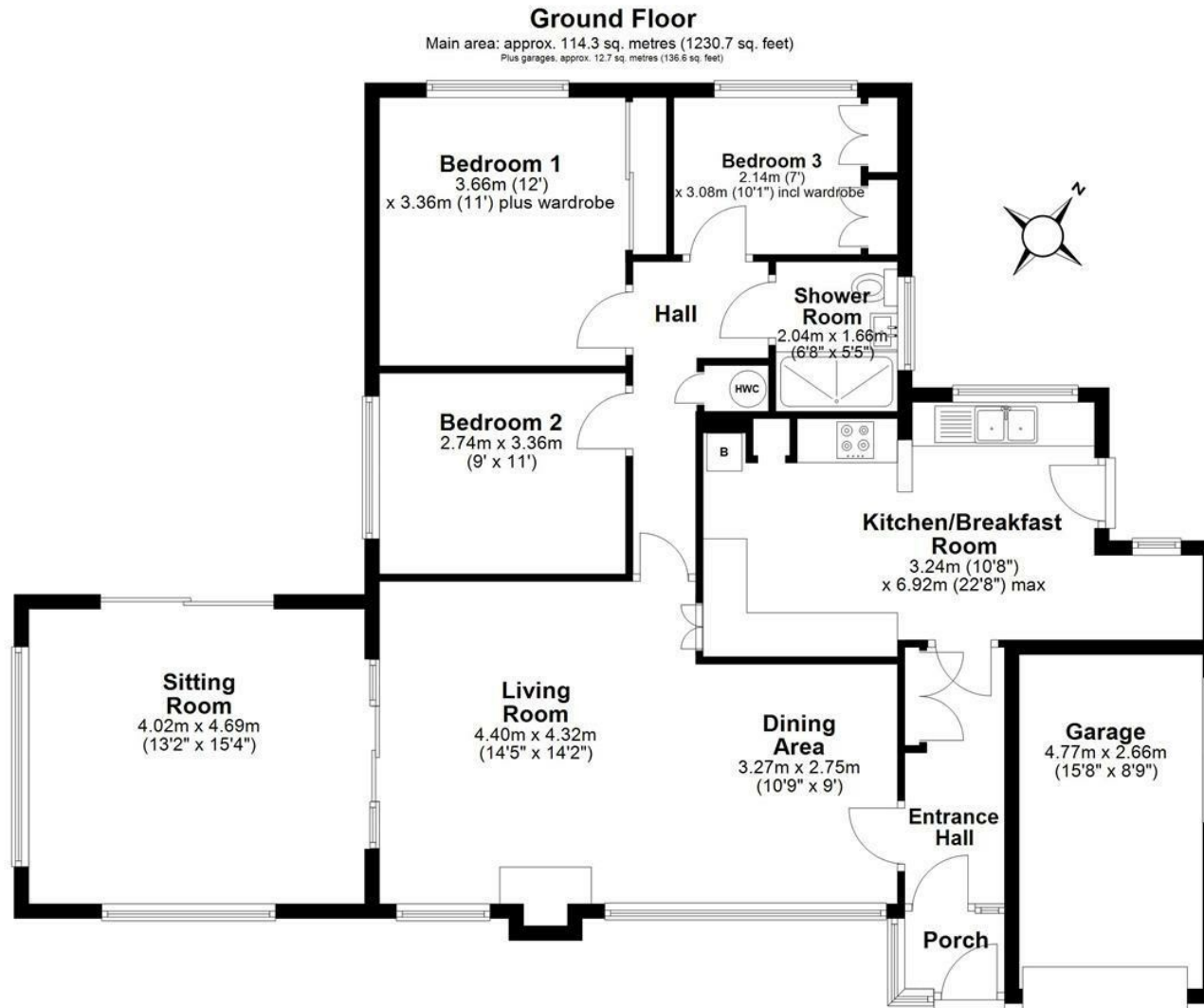












This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	66
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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