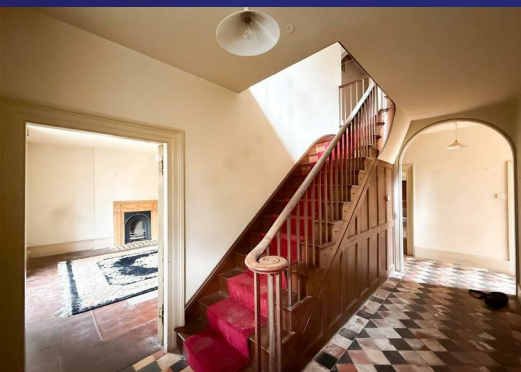




Harborough Road, Braybrooke, Market Harborough LE16 8LJ

£600,000

Lucas Estate Agents are pleased to be offering this fabulous, grade II listed property to the market with NO ONWARD CHAIN. Dating back to the early 1800's, Wantage House has been adapted and modernised over the years and is now requiring a new custodian of it's rich history, and someone that can bring it back to life for many years to come.

The property consists of 6 well proportioned bedrooms including a master ensuite alongside 2 separate shower and bathrooms. The 2 cellars provide extra storage space and potential for more living space. The existing internal garage provides space for a small car or office/workshop areas. The 3 grand reception rooms are perfect for multi generational living with space for play rooms, lounge and or dining spaces. There is a large private drive off the shared driveway that can take multiple vehicles and boasts space for an additional double garage (STPP). The large rear garden boasts stunning brick walls from top to bottom and is ready to be reimagined for the properties next stage of life.

Tenure: Freehold
Energy Rating:
Council Tax Band: G

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TOTAL FLOOR AREA: 3611 sq.ft. (335.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 6 Double Bedroom Detached Property
- NO ONWARD CHAIN
- Grade II Listed
- Approx 0.4 Acre Plot
- Kitchen/Diner
- Garage and Workshop
- 3 Large Reception Rooms
- 2 Cellars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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