



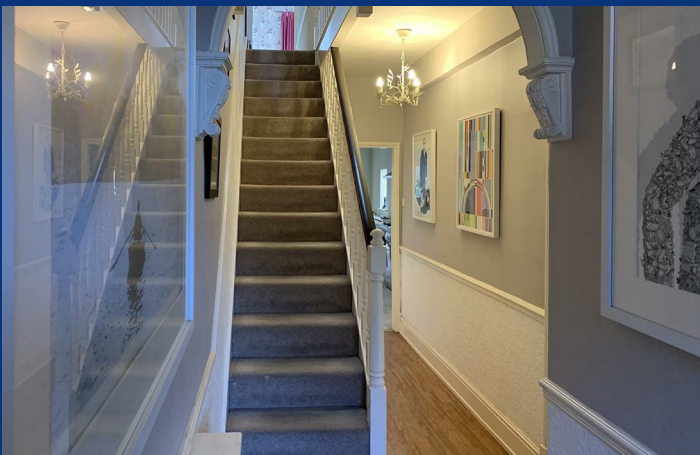
102 ST MARY'S CLOSE, MARKET HARBOURGH, LEICESTERSHIRE, LE16 7DX

£425,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

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



An exceptionally spacious and stylishly refurbished four bedroomed 19th century Victorian semi detached family home of immense charm and character occupying a sought after and convenient position within the centre of the thriving town of Market Harborough, lying a short distance from comprehensive amenities and the railway station with railway links to London in about an hour.

The beautifully appointed and stylishly extended accommodation equates to approximately 1600 sq. ft. arranged over three floors, and benefits from UPVC double glazing together with gas fired central heating, currently including a storm porch entrance, hallway, large living room with bay window open to dining room, 22" fitted living kitchen, garden/sun room and shower room to the ground floor.

On the first floor off a central landing lie three bedrooms of good size and a family bathroom. A spiral staircase leads up to the upper floor on which lies a superb attic conversion with vaulted ceiling and exposed purlins providing an additional bedroom and en-suite wc.

Externally, the property offers a driveway frontage providing off road parking for up to 2 vehicles, side gated access leads onto the fully enclosed rear garden forming a major attraction of the property, beautifully landscaped including a lawn, well stocked mature borders, paved patio, decked patio, timber summer house and further raised decking overlooking the river beyond.

LOCATION

Very conveniently located in the thriving town centre of Market Harborough, a short walk to mainline railway station with services to London in about an hour and an excellent range of shopping and supermarket facilities, schools, bus services, bars, restaurants, theatre and leisure centre. Further options for the commuter include the M1 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 town centre, proceed eastbound via St Mary's Road and just before the traffic lights, Number 102 will be easily identifiable on the right hand side.

ACCOMMODATION IN DETAIL

The beautifully appointed accommodation is arranged over three floors and with the benefit of UPVC double glazing together with gas fired central heating currently comprises:

GROUND FLOOR

HALLWAY 12'11 x 5'8 plus 8'4 x 3'11 (3.94m x 1.73m plus 2.54m x 1.19m)

With original timber partly glazed door from the front with attractive top light above, two ceiling light points, part coving, a dado rail, double panelled radiator, appealing staircase with storage cupboard beneath and Amtico wood effect flooring.

LIVING ROOM 10'11 x 11'11 plus bay window (3.33m x 3.63m plus bay window)

With UPVC double glazed bay window to the front with feature top lights above and bespoke high quality blinds, built-in storage cupboards, ceiling light point, two wall light points, coving, feature log burner effect gas fire within stone fireplace and marble hearth, double panelled radiator and large opening through to the dining room.

DINING ROOM 12'11 x 10'4 (3.94m x 3.15m)

With UPVC double glazed patio doors opening directly out to the rear gardens, ceiling light point, coving, double panelled radiator and large opening from the living room.

KITCHEN/DINER 22'6 x 8'11 (6.86m x 2.72m)

With two UPVC double glazed windows to the side, two ceiling light points, attractive range of high quality matching units to base and eye levels with roll edge work top surfaces, 1 1/4 bowl drainer sink with mixer taps, built-in electric oven with gas hob and extractor hood above, plumbing for washing machine and dishwasher, double panelled radiator, tiled flooring, spacious dining area and UPVC double glazed French internal doors through to the garden/sun room.

GARDEN/SUN ROOM 13'8 x 8'8 (4.17m x 2.64m)

With pitched ceiling and two double glazed Velux windows, six ceiling spotlights, UPVC double glazed French doors opening directly out to the garden on the side, feature vertical radiator and access to the shower room.

SHOWER ROOM 4'8 x 8'7 (1.42m x 2.62m)

With UPVC double glazed opaque window to the side, four ceiling spotlights and extractor fan, low level flush wc, pedestal wash basin, heated towel rail and shower within cubicle.

FIRST FLOOR

LANDING 25' x 3' (7.62m x 0.91m)

With timber double glazed Velux window above, two ceiling light points, dado rail, timber balustrade and two single panelled radiators.





BEDROOM ONE 10'11 x 16'5 (to the built-in wardrobes) (3.33m x 5.00m (to the built-in wardrobes))

With two UPVC double glazed sash windows to the front, ceiling light point, double panelled radiator and fantastic range of built-in wardrobes with mirrored fronts.

BEDROOM TWO 10'1 x 10' (3.07m x 3.05m)

With UPVC double glazed window to the rear, ceiling light point, double panelled radiator and space for wardrobes.

BEDROOM THREE 10'1 x 9'1 (3.07m x 2.77m)

UPVC double glazed sash window to the rear, ceiling light point, single panelled radiator, built-in airing cupboard.

FAMILY BATHROOM 10'1 x 5'9 (3.07m x 1.75m)

With UPVC double glazed window to the side, ceiling light point, pedestal wash basin, low level flush wc, free standing roll edge bath with shower above, double panelled radiator and Amtico wood effect flooring.

LOBBY

With iron spiral staircase leading to the upper floor.

UPPER FLOOR

BEDROOM 9'3 x 19'2 (2.82m x 5.84m)

With timber double glazed Velux windows to both sides, four ceiling spotlights, exposed beam work, iron balustrade from the spiral staircase, two electric panelled heaters and access to the en-suite wc.

EN-SUITE WC 7'2 x 4'5 (2.18m x 1.35m)

With attractive block opaque windows from the bedroom, ceiling spotlight, extractor fan, low level flush wc and hand basin.

OUTSIDE

Externally, the property offers a driveway frontage providing off road parking for up to 2 vehicles, side gated access leads onto the fully enclosed rear garden forming a major attraction of the property, beautifully landscaped including a lawn, well stocked mature borders, paved patio, decked patio, timber summer house and further raised decking overlooking the river beyond.

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

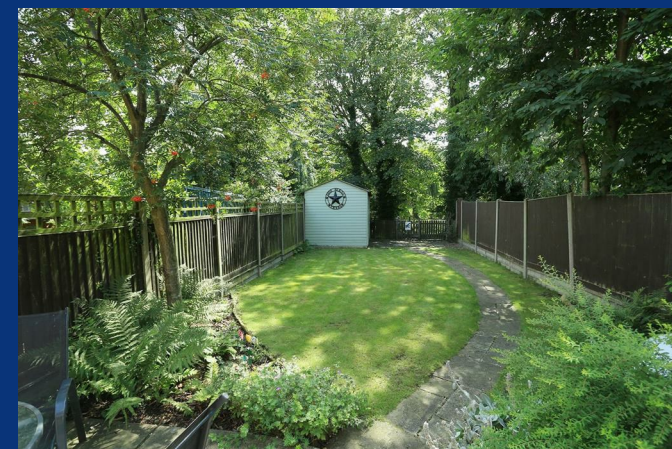
Council Tax Band D. For further information contact Harborough District Council 01858 828282

STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 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. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

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.





Ground Floor

Floor Area (Gross Internal) 73.0 sq. m. (786 sq. ft.) approx

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First Floor

Floor Area (Gross Internal) 55.0 sq. m. (592 sq. ft.) approx

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Second Floor

Floor Area (Gross Internal) 21.0 sq. m. (226 sq. ft.) approx

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3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

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Call 01858 431 315

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RICS



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