



PEGSLANE, CLIPSTON, LE16 9SB

PRICE GUIDE £425,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A considerably extended three bedroom 19th Century semi-detached country cottage of character located in a Conservation Area occupying a good-sized plot and enjoying splendid views over rolling open countryside to the rear in this much sought after village of Clipston, close to the Leicestershire and Northamptonshire borders. Extended by the current owners in 2008/2009 the property offers good-sized living space across two floors. in all about 0.17 acres. NO UPWARD CHAIN!



VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. Leave Market Harborough town centre proceeding westbound via the Coventry Road (B4306). Go over the mini roundabout and turn left into Farndon Road. Proceed through the village of East Farndon and into Clipston. Follow the road through the village and take the right hand turn onto Gold Street. Continue on this road, taking the left hand turn onto Pegs Lane, where the cottage is lying on the right hand side.

ACCOMMODATION IN DETAIL

With the provision of oil fired central heating and solar panels.

GROUND FLOOR

ENTRANCE HALL

Radiator, double glazed window to side elevation, stairs rising to first floor. Connecting door leads through to:

SITTING ROOM 13'9 x 13'5 (4.19m x 4.09m)
Inset wood burner, quarry tiled hearth, radiator and double glazed window to front elevation.

INNER HALLWAY

Door and window to side, giving access to:

CLOAKS/WC

Comprising of wash hand basin and close coupled wc.

LIVING KITCHEN

 19'1 x 18' (5.82m x 5.49m)

A bright and airy room enjoying views over the garden and fields beyond, fitted with a comprehensive range of matching base and wall units, stainless steel 1 1/2 bowl, French doors to patioed area, radiator, window to side and rear elevations.

Dogleg staircase leads from the entrance hallway through to:

FIRST FLOOR

LANDING

BEDROOM ONE

 18'8 x 17'8 (5.69m x 5.38m)

Superb bright and airy room with vaulted ceiling and inset skylight windows, two windows overlooking the rear garden and fields beyond, connecting door leads through to:

EN-SUITE SHOWER ROOM

 6'7 x 6'4 (2.01m x 1.93m)

Fitted shower unit, wc, wash hand basin, heated towel rail and double glazed window to side elevation.

BEDROOM TWO

 11' x 9'7 (3.35m x 2.92m)

Radiator, loft hatch and window to front elevation.





BEDROOM THREE 11'1 x 9'7 (3.38m x 2.92m)
Radiator, circular window to front elevation and further window to side elevation.

BATHROOM 8'5 x 4'8 (2.57m x 1.42m)
Suite comprising of bath with fitted screen and over bath shower, wc, wash hand basin, heated towel rail and window to side elevation.

OUTSIDE

The property is approached via a small pathway, side gate gives access to the rear of the property which overlooks fields beyond. Patioed area, lawn, well stocked borders, oil tank.

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.

SOLAR PANELS

Solar panels are fitted. There are 9 in total and are owned by the vendor, providing a feeder fee.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating awaited.

DAVENTRY DISTRICT COUNCIL

Council Tax Band D. For further information contact Daventry District Council 01327 871100





STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

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%

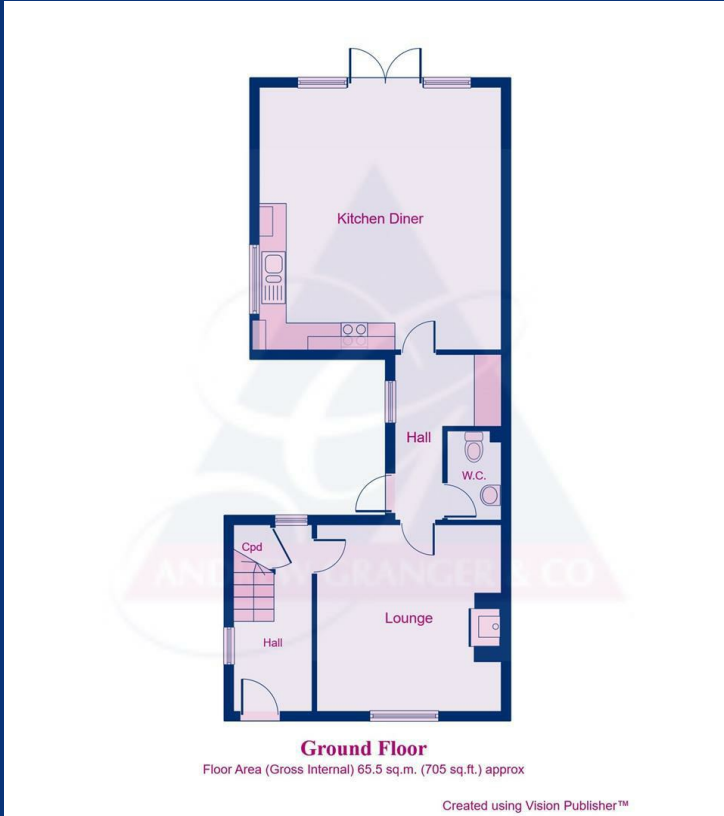
If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.

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



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Call 01858 431 315

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RICS



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