



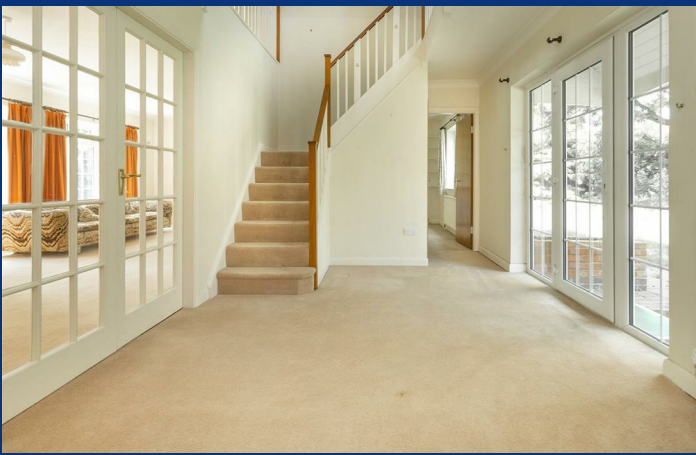
DEVANA

1, MAIN STREET, GLOOSTON, LE16 7ST

OFFERS AROUND £700,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



Located on a generous plot in the centre of the village of Glooston enjoying views over a small paddock to the rear. This four bedroomed modern detached home offers good sized living space across two floors and the opportunity for further development and improvement (subject to usual consents).

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315.

ACCOMMODATION IN DETAIL

The accommodation briefly comprises of a spacious entrance hallway, cloaks/wc, study, sitting room complimented by a separate dining room, well appointed breakfast kitchen and utility room. On the first floor there are four bedrooms, the principal bedroom with en-suite shower room, and access to a balcony which enjoys views over the paddock and fields beyond, three further bedrooms and family bathroom. Externally there is ample parking for numerous vehicles and a double garage. The garden extends around to the side and the rear where there is a raised patioed area with shaped lawn and views over the paddock beyond.



RECEPTION HALL 14 x 10' (4.27m x 3.05m)

Staircase rising to the first floor, useful under-stairs cupboard below, radiator, connecting door leads through to:

CLOAKROOM

Comprising of wc, wash hand basin with vanity unit below, radiator and window to front elevation.



LOUNGE 25' x 13' (7.62m x 3.96m)

Radiator, fireplace with raised hearth, French doors to side, windows overlooking the rear garden, double doors giving access to:

DINING ROOM 17'5 x 11'4 (5.31m x 3.45m)

Two windows to rear and French doors to rear garden.

STUDY 11'5 x 9'9 (3.48m x 2.97m)

Radiator and window to front elevation.

KITCHEN 13' x 13' (3.96m x 3.96m)

Fitted with a range of base and wall units, double stainless steel sink, double oven with electric hob and hood above, central island unit, vinyl flooring covering, window to side elevation and door to garden. Connecting door leads through to:

UTILITY ROOM 9'9 x 6'1 (2.97m x 1.85m)

Stainless steel double sink with drainer, cupboard below, vinyl floor covering, radiator and window to front elevation, central heating boiler.

FIRST FLOOR

CENTRAL GALLERIED LANDING

Radiator, window to front elevation and airing cupboard housing the hot water cylinder.

PRINCIPAL BEDROOM 13'2 x 13' (4.01m x 3.96m)

Fitted wardrobes providing hanging and storage space, radiator, French doors give access to the balcony which enjoys views of the garden and fields beyond.

EN-SUITE SHOWER ROOM 10'11 x 6' (3.33m x 1.83m)

Comprising of wc, wash hand basin and shower unit, radiator and window to front elevation.

BEDROOM TWO 11'1 x 11' (3.38m x 3.35m)

Radiator, fitted cupboard with top boxes above, window to rear elevation.



BEDROOM THREE 11' x 10'1 (3.35m x 3.07m)
Radiator and window to front elevation.

BEDROOM FOUR 11'3 x 9'5 (3.43m x 2.89m)
Radiator, fitted cupboards provide hanging and storage space, window to rear elevation.

BATHROOM 7'2 x 6'4 plus recess for shower (2.18m x 1.93m plus recess for shower)
Comprising of bath with separate shower unit, wc, wash hand basin, radiator and window to side elevation.

OUTSIDE

The front of the property is approached via a gated entrance which leads to a car standing area, lawns to the front with retaining wall and well stocked borders.

DOUBLE GARAGE 18'6 x 18' (5.64m x 5.49m)
With twin up and over doors, useful loft storage space, window to rear and door giving access to the garden.

To the side of the property is storage for the oil tank (this is due to be replaced with a modern tank by the vendors prior to completion).

Rear garden with elevated patioed area, extensive shaped lawn with well stocked borders and enclosed by timber fencing and brick wall.

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 D.





COUNCIL TAX

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

STAMP DUTY

From the 1st July 2021 stamp duty will be payable at
the following rates stated below until Sept 2021.

Up to £250,000 – Zero

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%

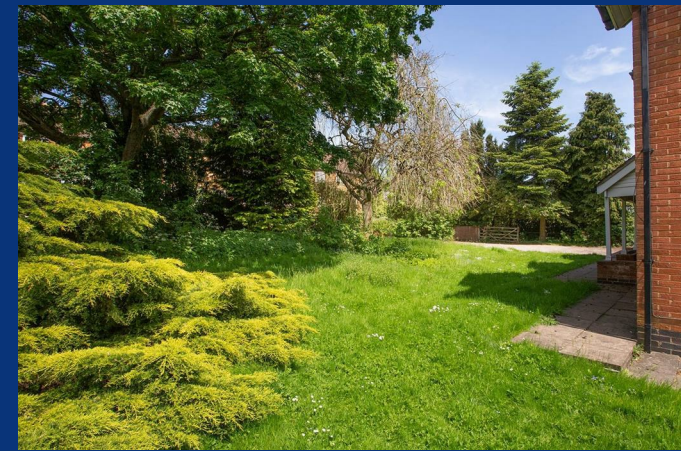
The remaining amount (the portion above £1.5
million) – 12%

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

30th September 2021: You must complete a property
purchase by 30th September to benefit from the
staggered extension of the stamp duty holiday 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

