



Lutterworth Road, LE17 4RX

Part of
**ANDREW
GRANGER & CO.**

Part of
**SHELDON
BOSLEY
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LAND AND
PROPERTY
PROFESSIONALS

Property Description

A four bedroomed detached family home situated in convenient position within Bitteswell offered with no upward chain. With the benefit of gas fired central heating and UPVC double glazing and is approached via an entrance hall, sitting room open to dining room, kitchen, utility room and a study.

To the first floor there are four bedrooms, family bathroom and separate w.c.

Outside off road parking, single brick built garage. Front and rear gardens.

The property offers excellent scope for further extension subject to receiving the necessary building and planning consents. The plot extends to approximately 0.35 acres in total.





Key Features

- Detached Family Home
- 4 Bedrooms
- Enclosed Rear Garden
- Generous plot extending to approximately 0.35 of an acre or thereabouts.
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- EPC - D

£550,000

OVERAGE AGREEMENT
The property will be sold subject to an overage agreement whereby 30% of any increase in value arising from the addition of one or more dwellings or redevelopment of the site to provide two or more dwellings will be payable to the vendor with an overage period of 25 years

RESTRICTIVE COVENANTS
The property is sold subject to restrictive covenants requiring that the buyer and their successors does not cause a nuisance or annoyance to the Incumbent or congregation attending divine service at the Parish church and do not object to the ringing of the bells.

VIEWINGS
All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL
Via traditionally styled front door, radiator, part glazed door leading to the rear gardens and staircase rising to the first floor.

STUDY
10'11" x 12'8"
UPVC double glazed windows to the front and side elevations and radiator.

SITTING ROOM
15'5" x 12'11"
UPVC double glazed windows to the front and side elevation, radiator, open fireplace and open to:

DINING ROOM
13'0" x 12'1"
Leading from the sitting room, UPVC double glazed windows to the front and side elevation, radiator and fireplace. Doorway leading to the kitchen.

KITCHEN
13'1" x 10'3"
Fitted with a range of base and wall mounted cupboards with worksurface over, space for cooker, stainless steel sink and drainer unit, space for fridge, radiator, UPVC double glazed windows to the side and rear elevation and useful pantry.

UTILITY ROOM
9'6" x 6'9"
Half glazed doorway leading to the rear gardens, radiator, space for washing machine and tumble drier.

FIRST FLOOR

LANDING
Radiator.

BEDROOM 1
16'10" x 12'4"
UPVC double glazed windows to the front and side elevations, radiator and built in wardrobe.

BEDROOM 2
13'6" x 12'11"
UPVC double glazed windows to the front and side elevations, radiator and built in wardrobe.

BEDROOM 3
13'1" x 12'11"
UPVC double glazed windows to the front and side elevations, radiator and built in wardrobe.

BEDROOM 4
10'5" x 9'4"
UPVC double glazed window to the side elevation, radiator and built in wardrobe.

W.C
Low flush w.c, UPVC double glazed window to the rear elevation.

BATHROOM
Pedestal wash hand basin, bath with tiled surround and shower attachment, UPVC double glazed window to the rear elevation.

OUTSIDE
The property stands in the centre of a generous plot extending to approximately 0.35 of an acre or thereabouts. There is ample gravelled off road parking, mature lawn to the front, back and side.

ANTI MONEY LAUNDERING
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS
If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

EPC - D

COUNCIL TAX BAND - G

Stamp Duty From 23rd September 2022 Normal Rate
Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

First Time Buyers
UP to £425,000 – 0%
£425,001 to £625,000 – 5%
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website.

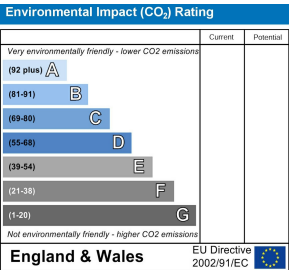
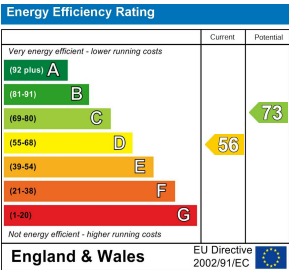


EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority
Harborough District Council





To view this property please contact our Oadby (Sales) office on 01162 429922

