



20, MARSH DRIVE, KIBWORTH HARCOURT, LE8 0NT
GUIDE PRICE £320,000

ANDREW GRANGER & CO

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A most impressive three bedroomed detached house offering fantastic potential for modernising and extending, subject to obtaining the relevant planning permissions which occupies a good sized plot on one of Kibworth Harcourt's sought after tree lined avenues.

The accommodation benefits from UPVC double glazing and gas fired central heating, currently including an entrance hallway, living room, dining room and kitchen to the ground floor. On the upper floor off a central landing are three bedrooms and family bathroom.

Externally to the front of the property there is a pleasant garden alongside a block paved driveway providing off road parking for one vehicle before the single garage, covered lean-to provides access onto the fully enclosed extensive rear garden and various well stocked flower beds, vegetable patches and mature borders.

LOCATION

The property is located just off the A6 on an attractive tree lined avenue within the highly desirable Kibworth Harcourt area which has a public house, restaurants and a few shops. Kibworth Beauchamp offers excellent day to day amenities including a Co-op store, public houses, restaurants, a library, sporting and leisure opportunities and bus services. For the commuter, both Market Harborough and Leicester have mainline rail services to London St Pancras, the M1 is accessible at junctions 20 or 21, 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, proceed northbound via the A6 towards Leicester and on reaching Kibworth, turn right just before The Coach & Horses public house into Marsh Drive with the property located on the right hand side easily identified by an Andrew Granger & Co 'For Sale' board erected.

ACCOMMODATION IN DETAIL

With the benefit of UPVC double glazing and gas fired central heating, the accommodation offers fantastic potential for modernising and extending, subject to obtaining the relevant planning permissions and briefly comprises:

ENTRANCE HALLWAY 7'6 x 9'10 (2.29m x 3.00m)

With timber entrance door from the front, ceiling light points, range of built-in storage cupboards, single panelled radiator, wooden parquet flooring, telephone point, staircase rising to the upper floor with UPVC double glazed window to the front over.

LIVING ROOM 18'10 x 12'4 (5.74m x 3.76m)

With UPVC double glazed window to the front, UPVC double glazed windows either side of a single UPVC double glazed door which opens directly out to the rear garden, ceiling light point, feature fireplace with tiled surround and hearth, TV aerial socket, telephone point, single panelled radiator and wooden parquet flooring.

DINING ROOM 9'9 x 12'5 (2.97m x 3.78m)

With timber glazed door from the side, ceiling light point, range of base level units, double panelled radiator, storage cupboard, quarry tiled flooring and large opening through to the kitchen area.

KITCHEN AREA 6'7 x 10'3 (2.01m x 3.12m)

With UPVC double glazed windows to the rear and side aspects, ceiling light point, range of matching units to base and eye levels with roll edge work top surfaces, single bowl drainer sink with taps above, space for an oven, plumbing for washing machine, vinyl flooring and large opening from the dining room.

FIRST FLOOR

LANDING AREA

With UPVC double glazed window to the side, ceiling light point, single panelled radiator, built-in airing cupboard housing the gas fired boiler and hot water tank.

BEDROOM ONE 11'4 x 10'8 (3.45m x 3.25m)

With UPVC double glazed window to the front, ceiling light point, double panelled radiator, range of built-in wardrobes.

BEDROOM TWO 6'10 x 10'9 (2.08m x 3.28m)

With UPVC double glazed window to the rear, ceiling light point and range of built-in wardrobes.

BEDROOM THREE 7'4 x 6'11 (2.24m x 2.11m)

With UPVC double glazed window to the front, ceiling light point, range of built-in furniture.

FAMILY BATHROOM 6'2 x 7'4 (1.88m x 2.24m)

With UPVC double glazed opaque window to the rear, ceiling light point, low level flush wc, wash basin with storage cupboard beneath, bath and single panelled radiator.

COVERED LEAN-TO

With timber gate from the front providing access through to the rear garden.



GARAGE 16' x 7' (4.88m x 2.13m)

With timber double doors from the front, lighting, power and single pedestrian door from the side lean-to.

With two further external stores situated directly beyond the garage.

OUTSIDE

Externally to the front of the property there is a pleasant garden alongside a block paved driveway providing off road parking for one vehicle before the single garage, covered lean-to provides access onto the fully enclosed extensive rear garden and various well stocked flower beds, vegetable patches and mature borders.

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

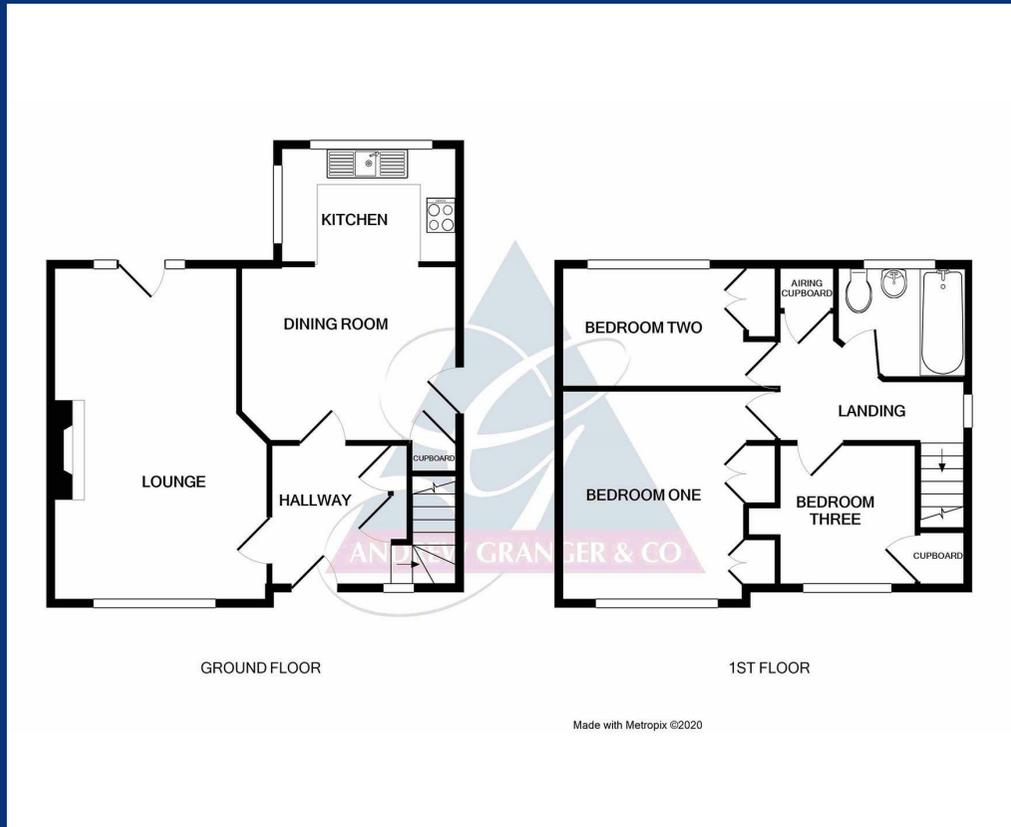
STAMP DUTY

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.





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