



27, JACK CUMBERLAND ROAD, LITTLE BOWDEN, MARKET HARBOROUGH, LE16 8GF

GUIDE PRICE £410,000

ANDREW GRANGER & CO

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



An impressive 4 bedroomed detached family home situated in the highly sought after residential area of Little Bowden, which lies to the south of the thriving town of Market Harborough.

Constructed to a high standard by Redrow Homes, the immaculate accommodation benefits from UPVC double glazing and gas fired central heating, currently including an entrance hall, cloakroom/w.c., living room, spacious kitchen/diner and utility room to the ground floor. On the upper floor off a central landing are 4 good bedrooms, the master having an en-suite and a further family bathroom. Externally, to the front of the property there is a paved path leading to a covered entrance porch with tarmac driveway providing off road parking before the detached garage. Side gated access leads on to the fully enclosed rear garden which requires low maintenance having a paved patio, artificial lawn and well stocked borders.

LOCATION

The property is located in one of Market Harborough's most desirable areas of Little Bowden lying on the eastern fringes of the thriving town, which has excellent shopping and supermarket facilities, schools, a theatre, leisure centre, bars, cafes and restaurants. For the commuter, mainline rail services to London St Pancras are available in about an hour, the M1 is 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 the town centre, proceed eastbound via St Mary's Road turning right at the traffic lights in to Springfield Street, left at the roundabout on to Kettering Road, passing under the railway bridge and continuing up the hill taking a right in to Glebe Road, take the final turn on the left which leads in to Jack Cumberland Road. No.27 will be easily identified on the left hand side.

ACCOMMODATION IN DETAIL

The beautifully appointed accommodation benefits from UPVC double glazing and gas fired central heating throughout, currently comprising

GROUND FLOOR

ENTRANCE HALLWAY 9'8" x 6'9" (2.95m x 2.06m)

Composite entrance door from the front, UPVC double glazed opaque window from the front, ceiling light point, single panelled radiator, cloakroom/w.c., and staircase rising to first floor landing.

CLOAKROOM/W.C. 4'1" x 5'9" (1.24m x 1.75m)

UPVC double glazed opaque window to front, ceiling light point, low level flush w.c., hand basin, single panelled radiator and Amtico flooring.

LIVING ROOM 16'5" x 11'10" (5.00m x 3.61m)

UPVC double glazed window to front, ceiling light point, electric fire within stone fireplace/hearth, double panelled radiator and T.V. aerial socket, telephone point.

SPACIOUS KITCHEN/DINER 12'3" x 25'1" (3.73m x 7.65m)

Two UPVC double glazed windows to rear, UPVC double glazed bi-folding doors directly out to rear patio, ceiling spotlights, attractive range of high quality units to base and eye level with Silestone worktop surfaces, one and a quarter bowl drainer sink with mixer taps, built-in electric oven, built-in microwave oven, induction hob with extractor hood over, built-in fridge/freezer, built-in dishwasher, storage cupboard under staircase, two double panelled radiators, T.V. aerial socket, telephone point, Amtico flooring.

UTILITY ROOM 6'7" x 5'5" (2.01m x 1.65m)

Double glazed composite door to side, ceiling spotlights, extractor fan, high quality units to base and eye level with Silestone worktop surfaces, inset single bowl drainer sink with mixer taps, plumbing for washing machine and Amtico flooring.

FIRST FLOOR

LANDING 6'5" x 7'1" max (1.96m x 2.16m max)

Ceiling light point, single panelled radiator, hatch providing access to partly boarded and insulated loft space.





BEDROOM 1 13'5" x 11'8" (4.09m x 3.56m)

UPVC double glazed window to front, ceiling light point, single panelled radiator, attractive range of built-in wardrobes, T.V. aerial socket, and en-suite.

EN-SUITE 4'0" x 8'4" (1.22m x 2.54m)

UPVC double glazed opaque window to side, ceiling spotlights, low level flush w.c., pedestal wash basin, shower within double cubicle, heated towel rail, extractor fan and tiled flooring.

BEDROOM 2 12'6" x 9'3" (3.81m x 2.82m)

Enjoying a beautiful view over the town with UPVC double glazed window to front, ceiling light point, single panelled radiator and attractive range of built-in wardrobes.

BEDROOM 3 11'2" x 8'4" (3.40m x 2.54m)

UPVC double glazed window to rear, ceiling light point, single panelled radiator and attractive built-in wardrobes.

BEDROOM 4 7'5" x 9'0" (2.26m x 2.74m)

UPVC double glazed window to rear, ceiling light point and single panelled radiator.

FAMILY BATHROOM 10'11" x 5'11" (3.33m x 1.80m)

UPVC double glazed opaque window to side, ceiling spotlights, extractor fan, low level flush w.c., pedestal wash basin, bath with shower above, heated towel rail, built-in airing cupboard and Amtico flooring.

OUTSIDE

DETACHED GARAGE

Up and over door from the front, lighting, power and a single pedestrian door to the side leading directly on to the garden.

To the front of the property lies a pleasant garden with paved path leading towards the entrance door and storm porch. Additionally a driveway provides off road parking before the detached garage.

Side gated access leads on to the fully enclosed rear garden which requires low maintenance having an artificial lawn with well stocked borders, paved patio, external lighting, external water supply and further access in to the garage.





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 B

COUNCIL TAX

Council Tax Band E - 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

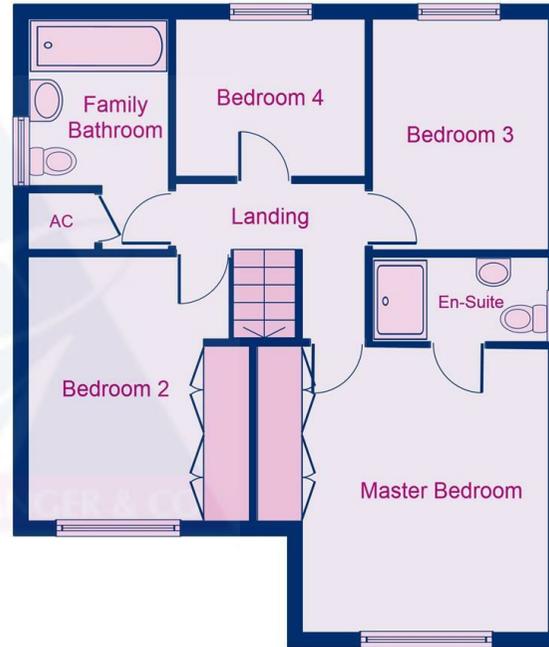
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.



LOCATION

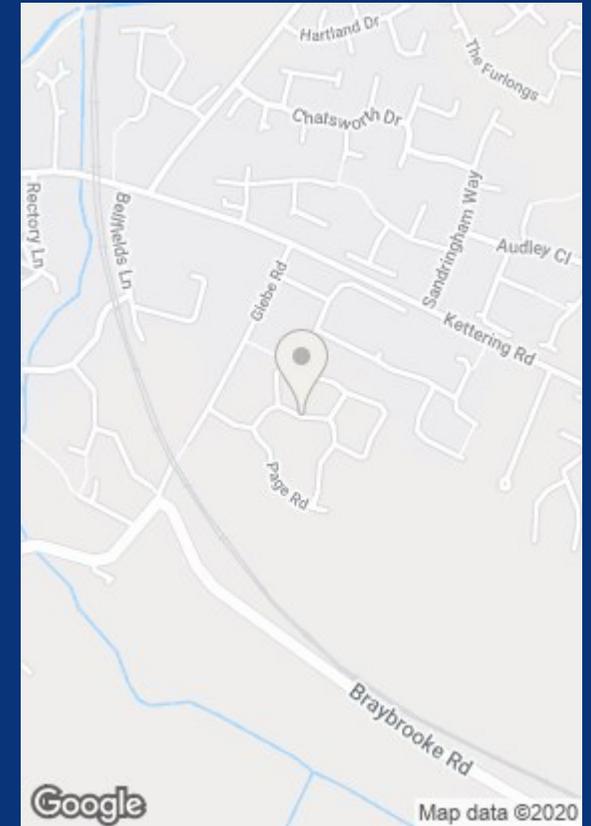


Ground Floor
Floor Area (Gross Internal) 60.0 sq. m. (646 sq. ft.) approx



First Floor
Floor Area (Gross Internal) 60.0 sq. m. (646 sq. ft.) approx

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