



Green Lane

Melton Mowbray



Alexanders

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- Spacious and versatile family home
- Plot is just over an acre including paddock
- Five bedrooms, two en-suites and a family bathroom
- One bedroom annexe with living room and en-suite
- Impressive living/kitchen
- Double garage and stables
- Located in the highly regarded village of Harby
- EPC Rating D / Council Tax Band G / Freehold

General Description

An impressive spacious family home with an attached fully serviced Annexe located on the edge of this well serviced highly regarded village. The property sits on just over an acre, including a paddock to the rear.

The accommodation on offer is versatile and would easily suit multi-generational living. The main home has undergone a good level of refurbishment, including the bathrooms and an impressive living/kitchen.

The property also features an expansive in-and-out driveway, capable of accommodating multiple vehicles with a double garage off and stables to the rear.

Location

Lying in the Vale of Belvoir, Harby has a variety of amenities including the highly sought after Church of England Primary School, the Nags Head a popular pub with excellent food, a garage and café/shop.





Accommodation

Ground Floor: Entrance Hall, sitting room, fitted living/kitchen, conservatory, three bedrooms, family bathroom and en-suite.

Annex: Hallway, sitting room, bedroom and en-suite.

First Floor: Two bedrooms (one used as a dressing room) and en-suite.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band G.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



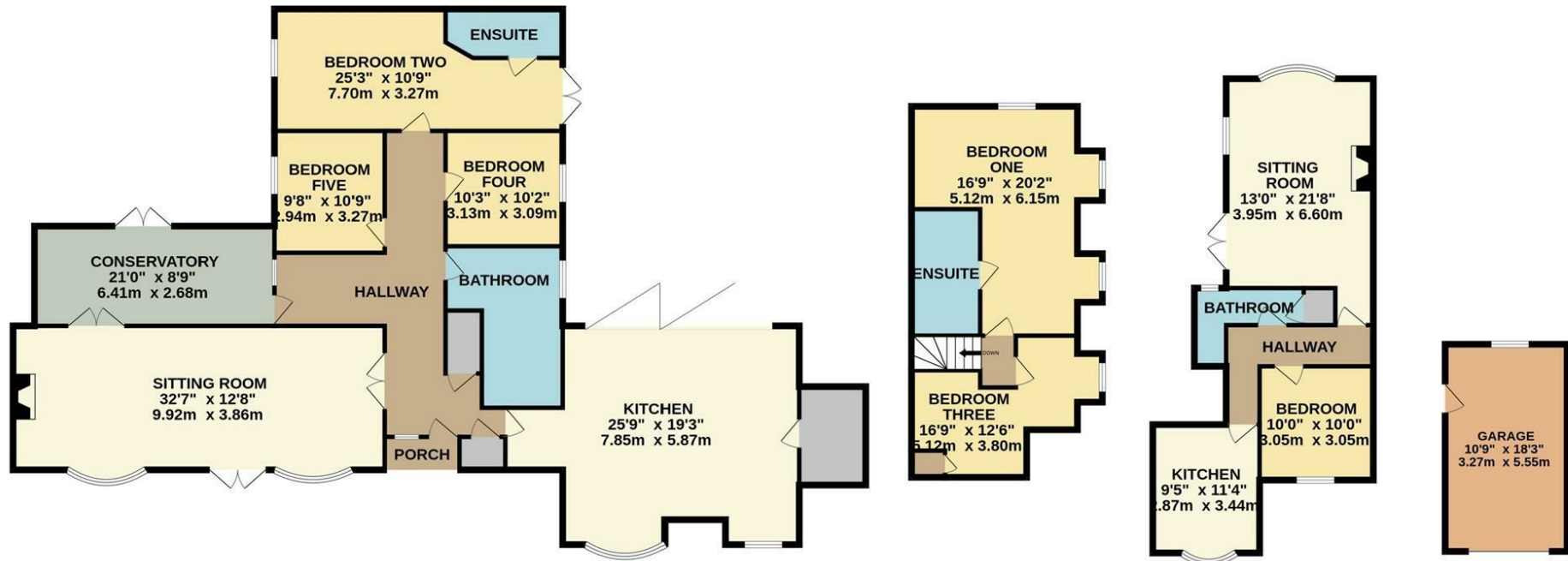


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GROUND FLOOR
2140 sq.ft. (198.8 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.

ANNEXE FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 3195 sq.ft. (296.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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