



Colston Lane, Harby  
£699,000









This stunning three-bedroom, two-bathroom bungalow, sits on approximately half an acre plot and offers over 2500 square feet of accommodation. Externally there is parking for numerous vehicles, a double garage and garden workshop and an enviable rear garden.

Located in the Vale of Belvoir village of Harby, Mulberry Drift combines modern open plan family living with countryside charm, generous proportions, and a high-end finish. The bungalow is positioned on a large plot of approximately half an acre, with zoned gardens and parking for multiple vehicles.

The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen dining room, separate living room, garden room overlooking the garden, utility, rear lobby/hallway, laundry room and storeroom. The property offers three double bedrooms and a family bathroom; the principal bedroom has a well-appointed en-suite as well as a walk-in wardrobe. Outside is an outstanding rear garden with zoned areas including a vegetable patch and cottage borders; a patio area with a pizza oven; workshop / home office with the benefit of lighting and power; and chicken coops. The frontage is adorned with blossom trees and stocked borders.

The current owners have lovingly refurbished the property to an exceptional standard over the years. Solar panels to the front are owned - please ask for more information.

Tenure: Freehold

All Mains Services

Council Tax Band: E

EPC Rating: C







ENTRANCE HALL

KITCHEN/DINER 7.46m x 5.40m (24'6" x 17'9")

LIVING ROOM 4.30m x 5.40m (14'1" x 17'9")

GARDEN ROOM 4.99m x 4.45m (16'5" x 14'7")

BEDROOM ONE 4.89m x 4.60m (16'1" x 15'1")

WALK-IN WARDROBE

ENSUITE

UTILITY ROOM

REAR HALLWAY

REAR LOBBY

LAUNDRY ROOM











## STORE ROOM

DOUBLE GARAGE 6.77m x 5.07m (22'3" x 16'8")

VILLAGE LIFE The village of Harby lies in the Vale of Belvoir and has amenities including a primary school and local shop. The primary school has a very high reputation with parents and the community.

Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approximately half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

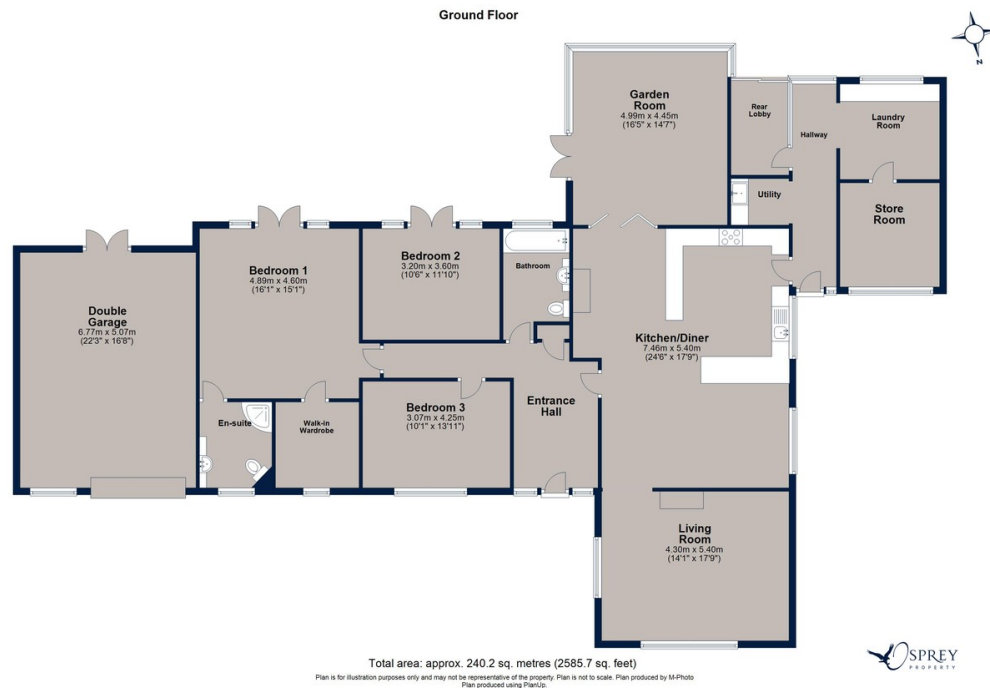








# Colston Lane, Harby



Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

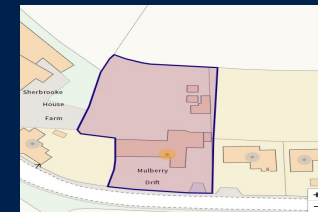
Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school and local shop. The primary school has a very high reputation with parents and the community.

Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approximately half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements