



Walnut Paddock, Harby

Set in the attractive and well-serviced Vale of Belvoir village of Harby, this beautifully presented three-bedroom semi-detached home offers modern accommodation, practical features, and the benefit of excellent commuter links.

FEATURES

- Semi-detached house in a sought-after Vale of Belvoir village
- Three bedrooms & modern family bathroom
- Garage & driveway providing off-road parking
- Versatile garden office/snug
- Stylish kitchen/diner & spacious lounge with garden access
- Low-maintenance rear garden with patio and artificial lawn
- Well-regarded local schools nearby





ACCOMMODATION

The ground floor accommodation comprises a welcoming porch and entrance hall, a bright kitchen/diner fitted with a range of contemporary units and space for family dining, and a spacious lounge with French doors opening directly onto the rear garden.

Upstairs, there are three bedrooms, including a generous principal bedroom with walk-in wardrobe, and a well-appointed family bathroom featuring a modern suite with bath and separate shower fittings.

To book a viewing call our area experts

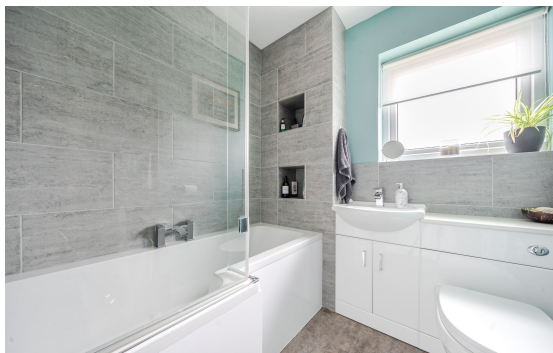
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EXTERNAL

Outside, the property enjoys a neatly kept front garden with off-road parking, driveway, and a detached garage. To the rear, the west-facing garden has been landscaped for low-maintenance enjoyment, with a patio, artificial lawn, and well-stocked borders. A fantastic garden office/snug provides a versatile additional space, ideal for home working or relaxation.



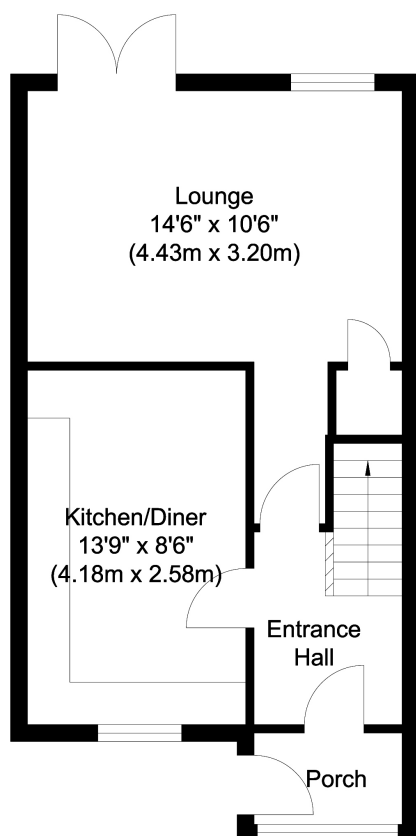
This superb home combines village living with modern convenience and is ideally placed for both families and commuters. Harby itself provides a strong sense of community with amenities including a primary school, shop, garage, and village pub. The surrounding countryside is perfect for walking and cycling, while further facilities can be found in nearby Bingham, Melton Mowbray and Newark. Grantham railway station is also within easy reach, offering direct high-speed trains to London King's Cross in just over an hour.



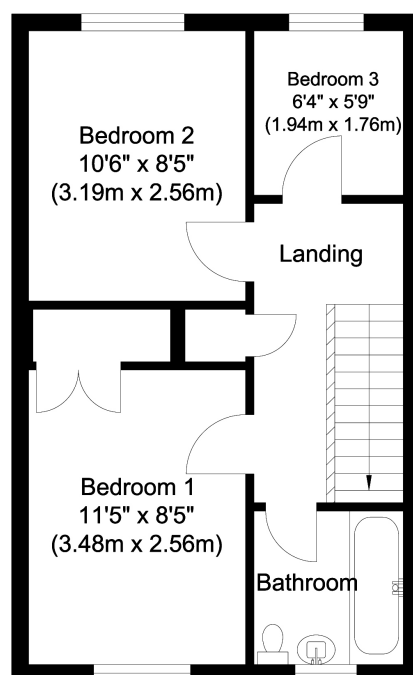
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Ground Floor
Approximate Floor Area
378.78 sq. ft
(35.19 sq. m)



First Floor
Approximate Floor Area
356.60 sq. ft
(33.13 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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