



## **STONE GABLES, PINFOLD LANE, HARBY**

**Asking Price Of £489,950**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE WITH NO CHAIN**

**PERIOD CHARACTER**

**ENSUITE SHOWER ROOM**

**VILLAGE WITH AMENITIES**

**DOUBLE GARAGE AND DRIVEWAY**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND E**

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Built in 1987 this detached, three/four bedroomed house has period charm and character throughout. Situated in the well serviced village of Harby in the heart of the vale of Belvoir. The village benefits from a primary school, public house and local shop. Ideally placed for the A52, A46 and Grantham train station where there are high speed trains to London King's Cross.

The accommodation on offer comprises; entrance hall, large lounge, kitchen, dining room, utility and cloak room to the ground floor. Three good sized double bedrooms plus a further bedroom/office, ensuite shower room and a four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage and a good sized rear garden. NO CHAIN.

**ENTRANCE HALL** Part glazed door into the entrance hall with a window to the side, coat hooks and space for footwear, stairs rising to the first floor, Vusta country oak flooring and doors off to;

**LOUNGE** 14' 7" x 16' 11" (4.45m x 5.18m) A nicely proportioned room having triple aspect double glazed windows, radiator, TV aerial point, feature beamed ceiling, ingle nook fireplace having a Woodwarm Fireview 5KW multi-fuel burner on a stone hearth and carpet flooring.

**KITCHEN** 9' 0" x 11' 5" (2.75m x 3.49m) Bespoke fitted kitchen having wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over and tiled splash backs. Integrated Baumatic electric cooker and gas hob with extractor over and space for a fridge freezer. Double glazed window over looking the patio, LED lighting, door to the inner hallway, oak flooring continuing through to the dining room.

**DINING ROOM** 11' 6" x 14' 6" (3.52m x 4.43m) Having a double glazed window overlooking rear garden, external door to the rear garden, radiator, under stairs storage, feature beamed ceiling, window and door to the lounge.

**INNER HALLWAY** Giving courtesy access into the garage, cloakroom and utility, Vusta country oak flooring.

**UTILITY ROOM** 5' 2" x 6' 6" (1.6m x 2.0m) Fitted with wall and base units topped with work surfaces, full-height cupboard, stainless steel sink and drainer with mixer tap, tiled splash backs, space and plumbing for both a washing machine and dishwasher. Double glazed window to the rear aspect, LED lighting and Vusta country oak flooring.

**CLOAKROOM** 4' 5" x 3' 5" (1.37m x 1.06m) Comprising of a low flush WC, wall-mounted wash basin with tiled splash back, obscure glazed window to the entrance hall and Vusta country oak flooring.

**LANDING** Taking the stairs to the first floor landing having a loft access hatch and a built-in airing cupboard housing the hot water cylinder.

**BEDROOM ONE** 15' 10" x 17' 5" (4.85m x 5.33m) A generous double bedroom having double glazed windows to three aspects, radiator, LED lighting, two built-in wardrobes and carpet flooring.

**ENSUITE** 6' 9" x 5' 6" (2.06m x 1.68m) Comprising of shower cubicle with electric shower, close coupled WC, built-in vanity unit wash hand basin, extractor fan, window to bedroom one.

**BEDROOM TWO** 17' 10" x 9' 10" (5.45m x 3.0m) Another generous double bedroom which offers exposed brick feature wall, two Velux windows, LED lighting, radiator, useful under eaves storage and carpet flooring.

**BEDROOM 4/OFFICE** 7' 9" x 14' 6" (2.37m x 4.43m) This room gives access through into bedroom two, currently used as a home office it could lend itself to being a dressing room or creating a guest suite. Having dual aspect double glazed windows, radiator and carpet flooring.

**BEDROOM THREE** 8' 0" x 14' 7" (2.45m x 4.46m) A further double bedroom having dual aspect double glazed windows with far reaching views, radiator, LED lighting and carpet flooring.

**BATHROOM** 5' 6" x 8' 10" (1.68m x 2.70m) Comprising of a corner shower cubicle with a Triton electric shower, paneled bath with mixer tap, close coupled WC, heated towel rail, pedestal wash hand basin with tiled splash backs. Obscure double glazed window, LED lighting, tiled walls and laminate bamboo flooring.

**FRONT ASPECT** The property occupies a generous corner plot set back from the road. Having a block paved driveway providing ample off road parking and leading to the integral garage with courtesy lighting.

**DOUBLE GARAGE** 17' 10" x 19' 2" (5.46m x 5.85m) Electric timber up and over door, integrated courtesy door, venting for a tumble dryer, power and LED strip lights. Personnel door to the inner hallway and a door to the rear garden.

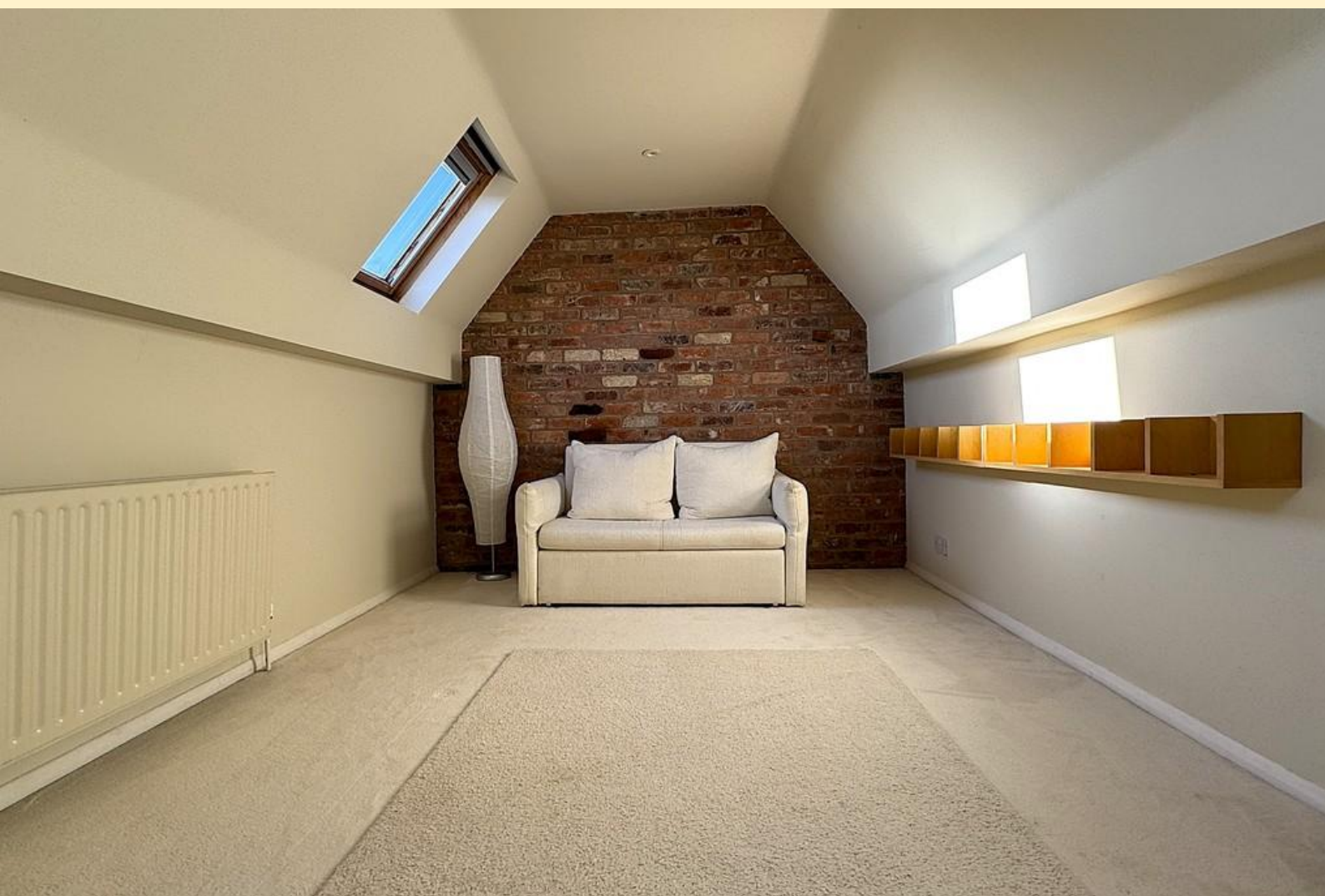
**REAR GARDEN** Private rear garden having a paved patio adjacent to the kitchen, providing a sheltered seating area, garden tap, timber garden shed. Formal lawn with mature trees and shrub borders, timber summer house and wood panel fencing to the boundary on one side and hedges to the others.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

















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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		