



## **WALNUT PADDOCKS, HARBY**

**Asking Price Of £299,950**

**Three Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**GARDEN OFFICE/SNUG**

**LOW MAINTENANCE GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**THREE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

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Beautifully presented three bedroom semi-detached house 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; porch, entrance hall, kitchen diner and lounge to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits to off road parking, garage, front and rear gardens with a garden office/snug.



**PORCH** Glazed door into the porch with windows to the front allowing plenty of natural light, ample shoe and coat storage, door to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, luxury vinyl tiled flooring and doors off to;

**KITCHEN/DINER** 9' 3" x 14' 11" (2.82m x 4.55m) Fitted with a range of modern wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated dishwasher, space for a fridge freezer and space for a free standing cooker with splash back extractor hood over. Window to the front aspect, ample room for a dining table, LED lighting, concealed combi boiler and luxury vinyl tiled flooring.

**LOUNGE** 15' 9" x 11' 5" (4.82m x 3.50m) Having French doors opening onto the rear garden making a great space to enjoy with plenty of natural light. Having a handy under stairs storage cupboard, radiator, TV aerial point and laminate wood flooring.

**LANDING** Taking the stairs to the first floor landing having shelved storage cupboard, large loft access hatch with a pull down ladder (to the partially boarded loft space above), doors off to;

**BEDROOM ONE** 11' 11" x 9' 5" (3.65m x 2.89m) Having a window to the front aspect, radiator, walk-in wardrobe with light, TV aerial point and carpet flooring.

**BEDROOM TWO** 11' 7" x 8' 9" (3.55m x 2.68m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 0" x 8' 3" (2.14m x 2.53m) Having a window to the rear aspect with fitted blind,, radiator and carpet flooring.

**BATHROOM** 6' 5" x 6' 3" (1.98m x 1.92m) Comprising of an L-shaped bath with a central mixer tap, shower riser and fixed waterfall shower heads and a glazed screen, vanity unit wash hand basin and a close coupled WC. Obscure glazed window, heated towel rail, part tiled walls with alcoves and luxury tiled flooring.

**FRONT GARDEN** Approached via a shared driveway, the property enjoys a formal lawn bordered by neatly arranged shrubs, adding a touch of greenery. A convenient garden tap is positioned nearby, while a paved parking area provides space for one vehicle. The driveway extends along the side of the house, leading to the garage and gated access to the rear garden.

**GARAGE** Detached Single Garage with an up and over door, power and lighting connected, eaves storage space, and a personnel door opening to the rear garden.

**REAR GARDEN** Designed for low-maintenance enjoyment, this west-facing garden offers a welcoming retreat. A paved patio with courtesy lighting sits adjacent to the house, perfect for alfresco dining, while the artificial grass lawn, framed by stylish sleepers, provides year-round greenery. Vibrant planted borders bring bursts of color, complemented by a dedicated home office/snug for versatility. Enclosed by smart wood-panel fencing, this thoughtfully arranged space balances practicality with charm.

**OFFICE/SNUG** 6' 8" x 8' 1" (2.04m x 2.47m) A great addition to the garden, having the versatility to be a home office or snug, being fully insulated with power and lighting, UPVC glazed external door and a window to the lounge.

**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.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







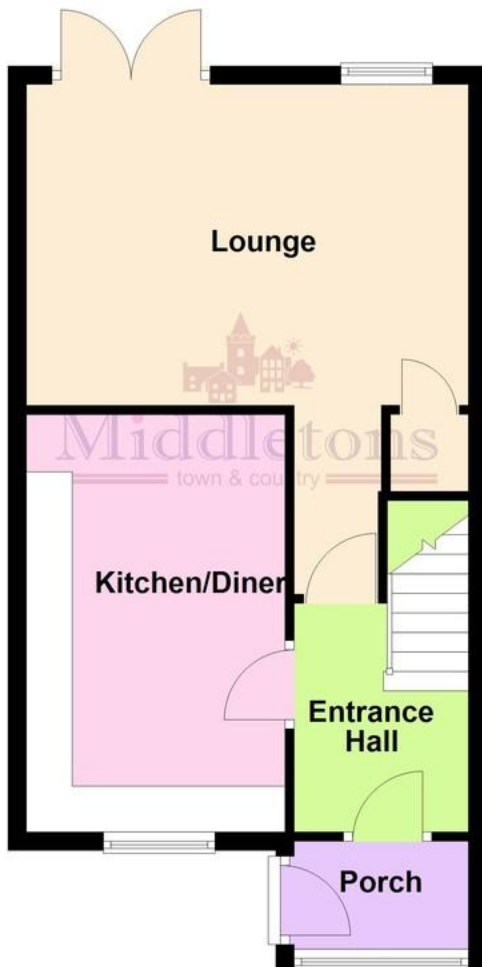








## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.