



LANGAR LANE, HARBY

Asking Price Of £825,000

Three Bedrooms

Freehold

DETACHED BUNGALOW

2.79 ACRE PLOT INC PADDOCKS

DRIVEWAY AND DOUBLE GARAGE

GARDEN ROOM

RURAL SETTING

WELL SERVICED VILLAGE

GOOD COMMUTER LINKS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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An exciting opportunity to purchase this three bedroom, extended detached bungalow on a generous plot of 2.79 acres which includes two grass paddocks. 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 in brief comprises; entrance hall, lounge, open-plan kitchen diner, three bedrooms, two ensuite shower rooms and a family bathroom. Outside the property benefits from ample off road parking, a double garage, garden room and extensive gardens.



ENTRANCE HALL Having obscure glazed French doors into the entrance hall, radiator, engineered oak flooring, steps up to carpet flooring and oak veneered doors off to;

LOUNGE 14' 9" x 13' 9" (4.52m x 4.2m) Having three front facing windows with fitted roman blinds and a picture window to the side, allowing plenty of natural light to fill the large reception room. Central open fireplace with a beam mantle, two radiators, LED lighting, carpet flooring and glazed French doors through to the dining area.

DINING ROOM 11' 10" x 13' 5" (3.62m x 4.10m) Having a large walk-in bay window framing picturesque views across the garden and paddock, an ideal backdrop for relaxed meals or lively gatherings. A multi-fuel log burning stove with a beam mantle and tiled hearth, radiator and fitted storage cupboards. Engineered oak flooring continues seamlessly into the open-plan kitchen, tying the spaces together.

KITCHEN 19' 11" x 11' 5" (6.09m x 3.5m) Stylish and well-equipped kitchen, fitted with an extensive range of wall, base, and drawer units enhanced by kickboard lighting and durable work surfaces, tiled splash backs and a stainless steel sink and drainer unit. Space and plumbing for a washing machine and tumble dryer. Integrated appliances comprise of a dishwasher, fridge freezer, Rangemaster twin electric ovens, Range master six ring gas hob with Hotpoint extractor hood over. Three dual aspect windows fitted with roman blinds and a stable door to the garden, LED lighting, radiator and French doors opening onto the patio.

BEDROOM ONE 11' 10" x 12' 7" (3.62m x 3.86m) Having three front facing windows fitted with roman blinds, radiator, built-in wardrobes, carpet flooring and a door to the ensuite.

ENSUITE 7' 8" x 12' 9" (2.35m x 3.89m) This luxurious ensuite comprises of a free standing bath tub for long soaks, a walk-in double shower cubicle for a morning refresher, vanity unit wash hand basin, heated towel rail and a close coupled, dual flush WC. Obscure glazed window for privacy with a fitted venetian blind, LED lighting, Travertine tiled splash areas and flooring with electric heating underfoot for year round comfort.

BEDROOM TWO 11' 9" x 11' 6" (3.59m x 3.52m) Having French doors to the garden filling the room with light, radiator and carpet flooring. Door to the ensuite shower room.

ENSUITE 4' 8" x 9' 5" (1.43m x 2.88m) Vanity unit wash hand basin and WC, shower cubicle and a heated towel rail. Obscure glazed window for privacy, LED lighting and tiled flooring.

BEDROOM 3 /STUDY 6' 5" x 8' 8" (1.96m x 2.65m) Having a rear facing window with views of the garden, radiator and carpet flooring. This would make an ideal childs bedroom or home office.

BATHROOM 8' 3" x 5' 6" (2.52m x 1.7m) Comprising of a panel bath with a shower over and a glazed screen, vanity unit wash hand basin, heated towel rail and a dual flush WC. Obscure glazed window for privacy, tiled walls and flooring.

GARAGE 22' 6" x 20' 0" (6.88m x 6.10m) A great addition to the property, built 6 years ago being double skinned and insulated. The double garage has electric doors to both the front and back, strip lighting, multiple electric sockets, hatch to the loft space and a handy garden tap to the outside.

GARDENS Extensive gardens envelop the property with sensory courtesy lighting and both front and rear outside taps and electrical sockets. Having a generous gravel driveway providing off road parking and a gravel area to the rear for secure caravan storage. A covered patio seating area provides a great space to entertain and enjoy summer barbeques. Throughout the lawned grounds are many fruit trees, mature shrubs and trees and an ornamental pond with a decked seating area. A Nissen hut provides handy storage with power connected. Post and rail fencing with five bar gates secures the two grassed paddock areas.

GARDEN ROOM 15' 7" x 21' 7" (4.75m x 6.58m) This fully insulated timber garden office offers a peaceful retreat or working space. Having a multi-fuel log burner ensuring comfort throughout the seasons, TV aerial point, internet connection, LED lighting and laminate wood flooring throughout for easy maintenance.

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.







Ground 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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.