



**2 Burton Close, Harby, Melton Mowbray,
Leicestershire, LE14 4DF**

£395,000

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

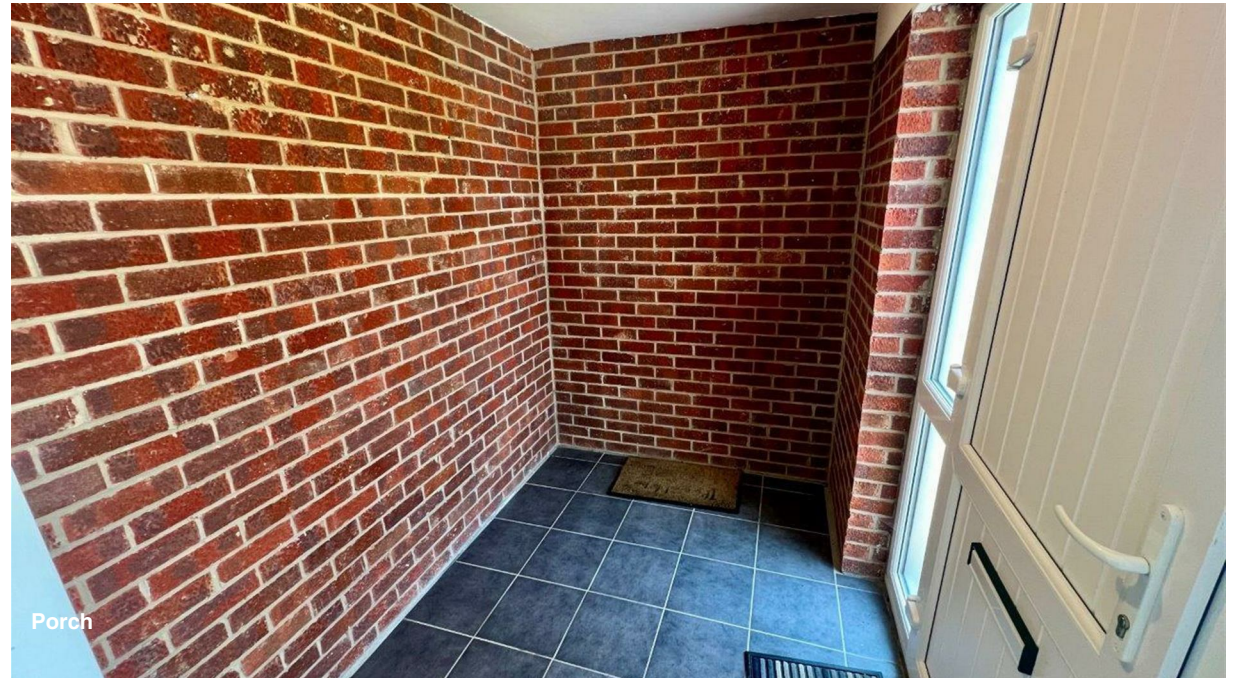
**2 Burton Close
Harby
Melton Mowbray
Leicestershire
| F14 4DF**

A fantastic opportunity to acquire this three bedroom detached bungalow located in the sought after village of Harby in the Vale of Belvoir.

The property is located in a cul-de-sac location and comprises of entrance porch, hallway, sitting room, kitchen/diner, utility room, three bedrooms, bathroom, single garage and front and rear gardens.

The bungalow benefits from uPVC double glazing, gas fired central heating, modern kitchen and bathroom and a spacious rear garden.

Harby is a popular village located in the Vale of Belvoir which benefits from a local primary school and a local public house with good road links to Grantham, Bottesford and the A1.





Lounge



Kitchen

ENTRANCE PORCH

with uPVC door to front and tiled floor.

ENTRANCE HALL

with wood flooring, and a radiator.

LOUNGE

with wood flooring, open fire in tiled surround and a radiator.

FRONT DOUBLE BEDROOM

with wood flooring, fitted wardrobe and a radiator.

SIDE DOUBLE BEDROOM

with a radiator.

REAR DOUBLE BEDROOM

with fitted wardrobe and a radiator.

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled walls and floor and a heated towel rail

DINING KITCHEN

with a range of modern wall and base units, laminate work surfaces, Lamona ceramic hob with electric oven under and extractor hood over, 1 ½ stainless steel and drainer unit, tiled floor and splashbacks, plumbing for a dishwasher, pantry and a radiator.

UTILITY ROOM

with modern base units, laminate worksurfaces, circular sink and drainer, plumbing for a washing machine, tiled floor and splashbacks, gas central heating boiler, door to garage and uPVC door to rear

OUTSIDE

Driveway leading to single garage with up and over-door. Lawned gardens with patio.

DISCLAIMER

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT INFORMATION

Council Tax: Melton Council Band D.

Services: Main gas, electric, water and drainage.

Internet: ADSL and Fibre available.

EPC: Band D

FREEHOLD: Vacant possession upon completion.

NO ONWARD CHAIN.



Utility



Bathroom



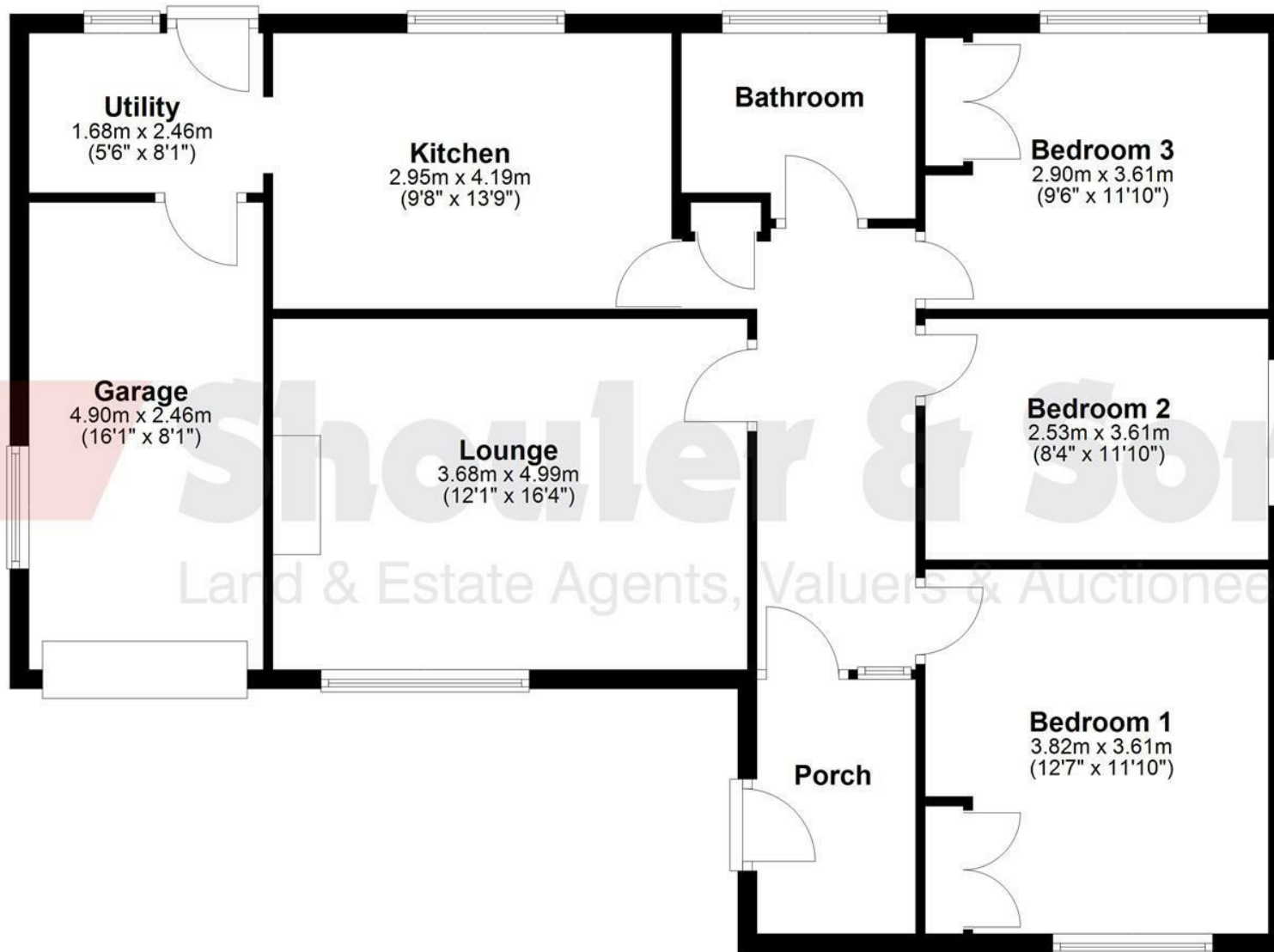
Bedroom 1



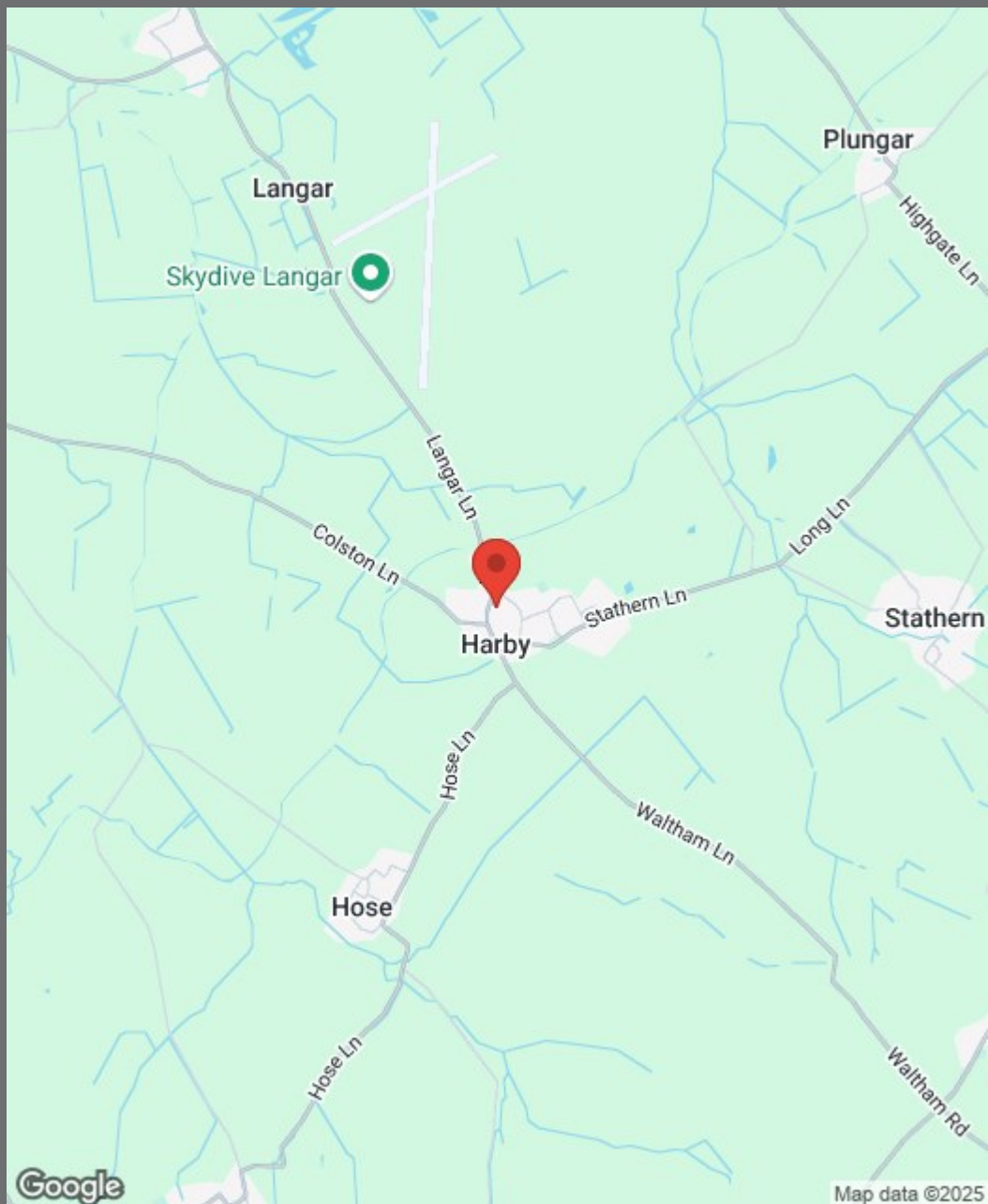
Bedroom 3

Ground Floor

Approx. 102.1 sq. metres (1098.8 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **SINGLE GARAGE**
- **FRONT AND REAR GARDENS**
- **SOUGHT AFTER VILLAGE**
- **NO UPWARD CHAIN**
- **LARGE SITTING ROOM WITH OPEN FIRE**
- **MODERN KITCHEN AND BATHROOM**
- **LARGE PLOT**



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