



**9 School Lane, Harby, Leicestershire, LE14
4BZ**

£560,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this deceptive, detached, modern home which offers an excellent level of accommodation approaching 1,800sq.ft., having been significantly extended, reconfigured and tastefully modernised to create a stunning village home.

The property offers a contemporary finish with attractive oak internal doors and modern kitchen and bathrooms as well as benefitting from gas central heating and UPVC double glazing. The accommodation is particularly versatile, providing two main reception rooms, including a dual aspect sitting room and separate home office ideal for today's way of working. However the heart of the home is undoubtedly it's stunning kitchen/living area which is a vast open plan space, flooded with light, having attractive part pitched ceiling and double glazed gable end creating a superb living space opening into a beautifully appointed, contemporary kitchen with integrated appliances and useful utility off. Off the central hallway, with ground floor cloakroom leading off, a staircase rises to the first floor where there are three double bedrooms (the property could be reconfigured to create four bedrooms) including a fantastic master suite of generous proportions, including a walk through dressing room, spacious double bedroom with vaulted ceiling, double glazed gable end with Juliette balcony overlooking the rear garden, ensuite shower room and further dressing room/reception area off. In addition there is a wall proportioned family bath/shower room.

As well as the accommodation on offer the property occupies a delightful established plot with a westerly facing rear garden and a generous frontage providing an excellent level of off road parking as well as attached garage. The property occupies a heart of the village location within walking distance of both the local school and village amenities and would be perfect for families either upsizing or relocating into the village.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

HARBY

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and

garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15'11" x 6' (4.85m x 1.83m)



A pleasant initial entrance vestibule having oak effect flooring, coved ceiling, inset downlighters, spindle balustrade staircase with useful under stairs alcove beneath and central heating radiator.

Oak doors leading to:

SITTING ROOM

22' x 10'11" max (6.71m x 3.33m max)



A well proportioned reception benefitting from a dual aspect with double glazed window to the front and French doors at the rear, focal point of the is a fireplace with attractive stone hearth with inset solid fuel stove and oak mantle above, coved ceiling and central heating radiator.



LIVING/DINING KITCHEN

21'9" x 20'1" (6.63m x 6.12m)



A superb, light and airy space, which has been significantly extended and reconfigured to create a spacious, open plan, contemporary room flooded with light having windows to two elevations, bifold doors leading out into the rear garden and an attractive part vaulted ceiling with double glazed gable end and inset skylights. This room is large enough to accommodate both living and dining area and will undoubtedly become the hub of the home having initial space with contemporary column radiator, attractive tiled floor, inset downlighters to the ceiling and aspect into the garden. The reception area opens out into a tastefully appointed kitchen fitted with a generous range of contemporary units having complementing central island unit providing an excellent level of working surface with quartz granite preparation areas, undermounted sink, integrated appliances including Bosch induction hob with contemporary filter hood over, dishwasher, twin Bosch ovens and full height fridge and freezer, pull out butler's pantry to the side, continuation of the tiled floor, inset downlighters to the ceiling, column radiator and double glazed window overlooking the garden.



A further door leads through into:

UTILITY

9'10" x 6'4" (3.00m x 1.93m)



A well proportioned space fitted with a range of wall units completing the main kitchen having attractive quartz preparation surface, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, continuation of the tiled floor, central heating radiator, double glazed window to the front and exterior composite door to the side.

STUDY

10'9" x 8'3" (3.28m x 2.51m)



A versatile reception ideal as a home office, particularly for

today's way of working, or alternatively would make an excellent teenage snug or play room, the room having oak effect flooring, central heating radiator and double glazed window to the front.

GROUND FLOOR CLOAKROOM

6' x 5'8" (1.83m x 1.73m)

Having a two piece white suite comprising close coupled WC with pedestal washbasin, tiled splash backs and floor, cloaks hanging space and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

9'4 x 2'11" (2.84m x 0.89m)

Having access to loft space above and further oak doors leading to:

MASTER SUITE

A fantastic master suite which comprises an initial walk through dressing room which leads through into a spacious double bedroom with ensuite facilities off and additional study/dressing room.

WALK THROUGH DRESSING ROOM

9'9" x 8'9" (2.97m x 2.67m)



Having a run of fitted furniture, inset downlighters to the ceiling and open doorway leading through into:

MASTER BEDROOM

21'8" x 10'7" (6.60m x 3.23m)



A fantastic space having full height ceiling, attractive double glazed gable end with French doors and Juliette balcony, inset skylight to the ceiling, deep skirting and central heating radiator,

Further door leading through into:



ENSUITE SHOWER ROOM

9'10" x 6'2" (3.00m x 1.88m)



Having contemporary suite comprising large walk in shower enclosure with glass screen, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin and chrome mixer tap, contemporary towel radiator, attractive pitched ceiling with inset downlighters and double glazed window to the front.

From the Master Bedroom a further door leads through into:

STUDY/DRESSING ROOM

15'4" x 8'7" (4.67m x 2.62m)



A versatile space which has been utilised as a first floor reception but alternatively would make a further large walk in wardrobe/dressing room or first floor office having pitched ceiling with inset downlighters, skylight, deep skirting and central heating radiator.

BEDROOM 2

17'11" x 8'1" min (11' max) (5.46m x 2.46m min (3.35m max))



A further well proportioned L shaped double bedroom benefitting from a dual aspect with double glazed window

to the front, French doors at the rear with Juliette balcony overlooking the rear garden, the room having coved ceiling, inset downlighters and central heating radiator.



BEDROOM 3

13'6" x 8'11" (4.11m x 2.72m)



A further double bedroom having aspect to the front with coved ceiling, inset downlighters, central heating radiator and double glazed window.



BATHROOM

9'7" x 5'9" (2.92m x 1.75m)



Having a three piece modern suite comprising double ended elliptical paneled bath with chrome mixer tap with integrated shower handset, separate quadrant shower enclosure with curved sliding double doors, wall mounted shower mixer with independent handset over, vanity unit with WC with concealed cistern, vanity surface over, integrated cupboards, washbasin with chrome mixer tap and tiled and mirrored splash backs, inset downlighters to the ceiling, two contemporary towel radiators and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant, established plot set in a slightly elevated position from the lane, providing an attractive open plan frontage giving an excellent level of off road parking which leads to the attached garage. The frontage is partly laid to lawn with established trees, part paved sweeping down the side and into a beautiful, established, enclosed rear garden which offers a good degree of privacy encompassing a useful storage shed, well stocked perimeter borders and paved terrace that links back into the living areas of both the kitchen and sitting room.





GARAGE

19'7" x 9' (5.97m x 2.74m)

Having electric door, power and light.

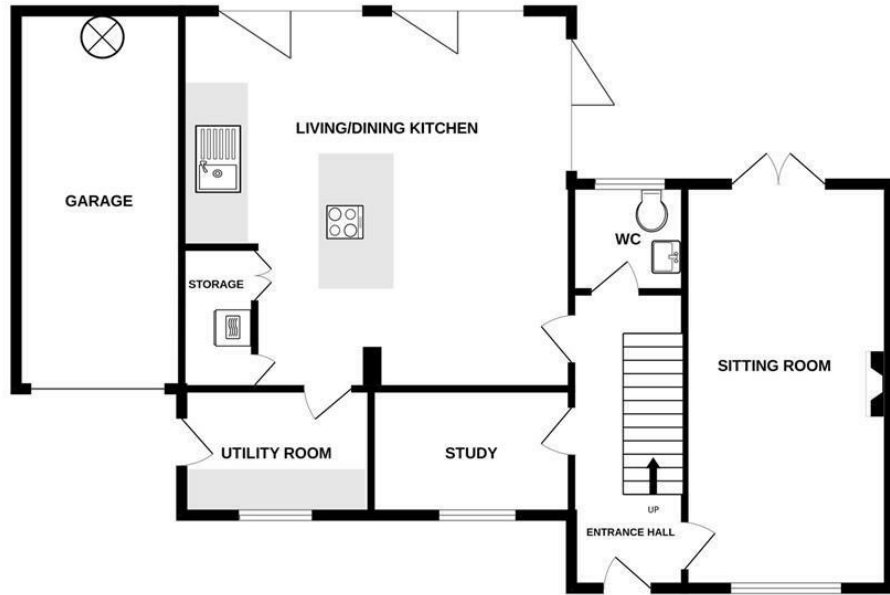
COUNCIL TAX BAND

Melton Borough Council - Band E

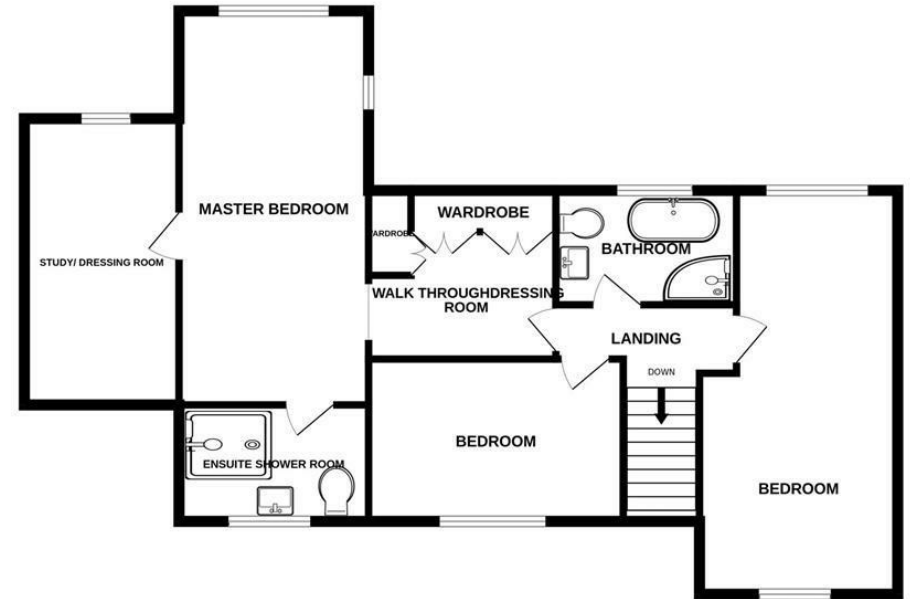
TENURE

Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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