



21 Boyers Orchard, Harby, Leicestershire,
LE14 4BA

Guide Price £325,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an interesting, individual chalet style bungalow occupying a pleasant, established plot, which is within walking distance of the heart of this well regarded Vale of Belvoir village.

The property offers a versatile level of accommodation the predominance of which lies to the ground floor, extending to around 950 sq.ft. and comprising breakfast kitchen, a generous open plan L shaped sitting/dining room, three ground floor bedrooms, bathroom and separate cloak room all leading off a central hallway. This area provides a good sized single storey home perfect for downsizers but does have the addition of two further rooms situated in the eaves which have previously been utilised as bedrooms but do have limited head room making them excellent ancillary rooms for storage or possible study space.

The property is likely to require some elements of modernisation but this provides a blank canvas for those wishing to place their own mark on a home and, subject to necessary consents, the property offers scope to expand the accommodation further.

As well as the internal accommodation the property occupies a pleasant established plot with an excellent level of off road parking, generous garage/workshop to the rear and enclosed gardens to the front and rear with an aspect to the side across to the adjacent allotments.

The property is offered to the market with no upward chain and 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.

A GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENCLOSED INITIAL STORM PORCH

6'10" x 3' (2.08m x 0.91m)



Having a tiled floor, sealed unit double glazed windows, courtesy door into the garage and a further timber entrance door leading through into:

BREAKFAST KITCHEN

16'11" x 10'10" max (5.16m x 3.30m max)



An L shaped room which although likely to require general modernisation is fitted with a generous range of wall, base

and drawer units which would have been of good quality when originally installed and could potentially be repainted to provide some cosmetic modernisation in the interim. The kitchen offers a generous run of preparation surfaces providing a good working area having inset sink and drain unit with chrome mixer tap and tiled splash backs, further tiled breakfast bar area for informal dining, integrated single over and four ring gas hob, plumbing for washing machine and dishwasher and space for under counter fridge an inset light tunnel to the ceiling providing natural daylight with further sealed unit double glazed window and central heating radiator.

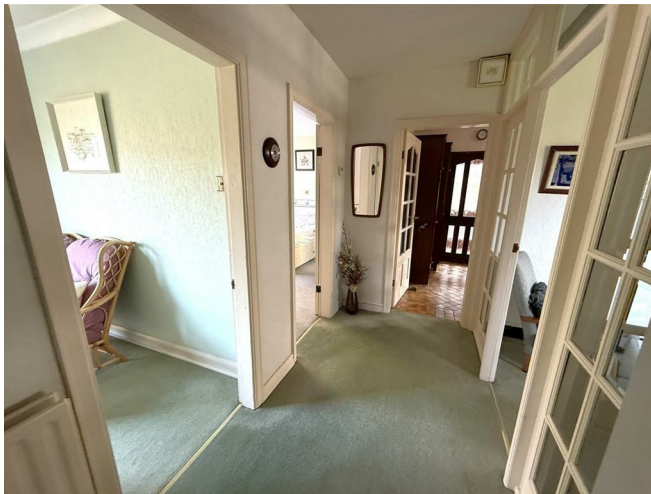
A further door leads through into:





INNER HALLWAY

18'5" max x 9'9" max (5.61m max x 2.97m max)



Having a window to the front and further doors leading to:

INITIAL DINING ROOM

13'4" x 7'9" (4.06m x 2.36m)



A versatile reception space that links through into the main sitting room which, combined, creates an open plan L shaped living/entertaining area. The initial dining area having built in dresser unit providing a good level of storage, faux beams to the ceiling, central heating radiator and sealed unit double glazed window to the side.

An open doorway leads through into:



SITTING ROOM

16'7" x 12'5" (5.05m x 3.78m)



A well proportioned reception having a large picture window to the front, exposed brick chimney breast with inset gas fire and quarry tiled hearth, faux beams to the ceiling and two central heating radiators.

RETURNING TO THE INNER HALLWAY FURTHER DOORS LEAD TO:



BEDROOM 1

13' x 10'7" (3.96m x 3.23m)



A double bedroom having aspect into the rear garden with a run of fitted wardrobes with overhead storage cupboards, central heating radiator and sealed unit double glazed window.

BEDROOM 2

10'9" x 10'7" (3.28m x 3.23m)



A versatile room which has previously been utilised as a

reception area but alternatively makes a further double bedroom having central heating radiator and sliding patio door into the rear garden.

BEDROOM 3

10'10" x 8'5" (3.30m x 2.57m)



Having aspect into the rear garden with central heating radiator and sealed unit double glazed window.

GROUND FLOOR CLOAK ROOM

5'1" x 2'7" (1.55m x 0.79m)

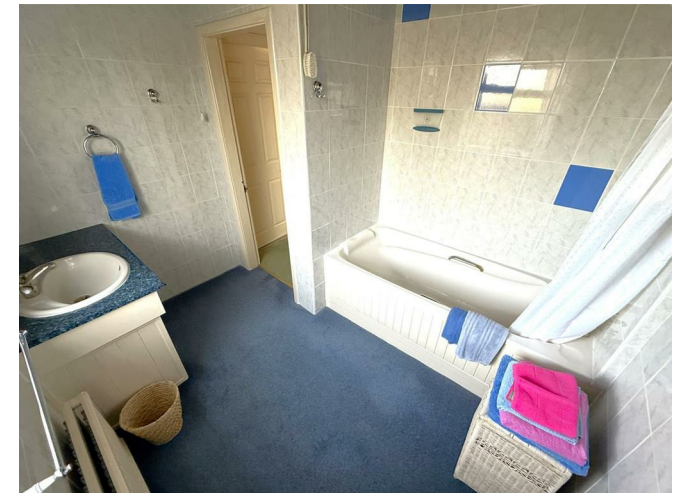
Having a sliding door and two piece suite comprising WC and wall mounted washbasin.

BATHROOM

9'4" max x 7'9" max (2.84m max x 2.36m max)



An L shaped room having suite comprising tongue and groove effect panelled bath with wall mounted electric shower over, close coupled WC and vanity unit with inset washbasin, fully tiled walls, central heating radiator and sealed unit double glazed window.



FROM THE INNER HALLWAY A STAIRCASE RISES TO A CONVERTED FIRST FLOOR SPACE IN THE EAVES WITH PITCHED ROOM (LIMITED CEILING HEIGHT):

FIRST FLOOR LANDING AREA

Having doors leading to:

EAVES ROOM 1

12'4" x 9'5" (3.76m x 2.87m)



The eaves rooms have been utilised as bedrooms but do have limited head height having fully pitched ceilings, inset skylights, useful under eaves storage and central heating radiator.



EAVES ROOM 2

16'2" max x 9'5" to eaves (4.93m max x 2.87m to eaves)



Again having a pitched ceiling, inset skylights and under eaves storage.



EXTERIOR



The property occupies a pleasant established plot set back behind a hedged frontage with the front garden offering a westerly aspect, mainly laid to lawn with established borders. An open gateway leads onto a good sized driveway providing ample off road parking and, in turn, an attached garage. The rear garden is enclosed by panelled feather edge board fencing, having an initial paved terrace leading onto a central lawn with additional terrace at the foot, well stocked borders and an aspect across to adjacent allotments.





GARAGE

16' x 12' (4.88m x 3.66m)

The initial part of the garage having up an over door, pitched ceiling, storage in the eaves, wall mounted Worcester Bosch gas central heating boiler, cupboard with inset sink, power and light and courtesy door to the side.

WORKSHOP

15' deep x 7'9" wide in total (4.57m deep x 2.36m wide in total)

A workshop area to the rear of the garage which has been subdivided.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood

assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

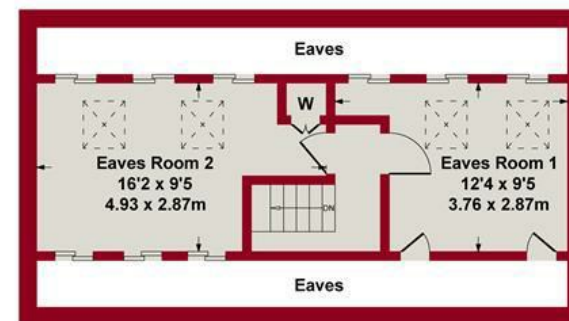
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers