

FOR SALE

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**CROFT COTTAGE 27, MAIN STREET, HARBY,
MELTON MOWBRAY,
LEICESTERSHIRE LE14 4BN**

£565,000

CROFT COTTAGE 27, MAIN STREET, HARBY, LEICESTERSHIRE LE14 4BN

The opportunity that many are looking for... who enjoy a bucolic lifestyle and wish to create an enviable home on a much larger than average plot, with a very large and westerly facing rear garden that, in turn, leads to a large Orchard with open views across neighbouring countryside.

Overall, this is a fabulous family home, with all of the luxuries of modern living whilst retaining the seldom found feeling of space, space and more space that this family home already offers... with scope for further extension.

The property is being sold with the benefit of NO CHAIN to ensure a speedy transaction.

The property comprises an entrance hall, a beamed and dual aspect lounge, a breakfast kitchen, large dining lounge, two bedrooms on the ground floor served by a shower room. On the first floor is the Master Suite with a 6 piece bathroom! With a little imagination, the upstairs space could be altered to accommodate a fourth bedroom with the amendment of the washing facilities. Outside there is plenty of off street parking to the front, a double garage and storage tank for the Oil fired central heating.

The village of Harby lies in the Vale of Belvoir and has amenities including a highly regarded Primary School with Ofsted rating of Good (Report of November 2022), Village Hall, Post Office, The Nags Head Pub, Further facilities can be found in the nearby market towns of Bingham, West Bridgford and Melton Mowbray and the village is convenient for travelling via the A52 and A46.

The close by Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire & Nottinghamshire and is home to the impressive Belvoir Castle and estate, which holds a wonderful range of events throughout the year.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On reaching the A52 turn right then immediately left as directed to Langar and Harby. Continue straight ahead for some distance and through the village of Langar. On reaching Harby proceed into the village along Langar Lane, which becomes Nether Street and, in turn, Main Street. Pass the junction with Colston Lane on your right and when you see the Wesleyan Methodist Chapel on your left, The Croft will then be found on the right hand side, at the end of a private driveway located to the right of the 'Public Footpath to Hose' sign.

For Sat Nav use Post Code: LE14 4BN

Council Tax Band

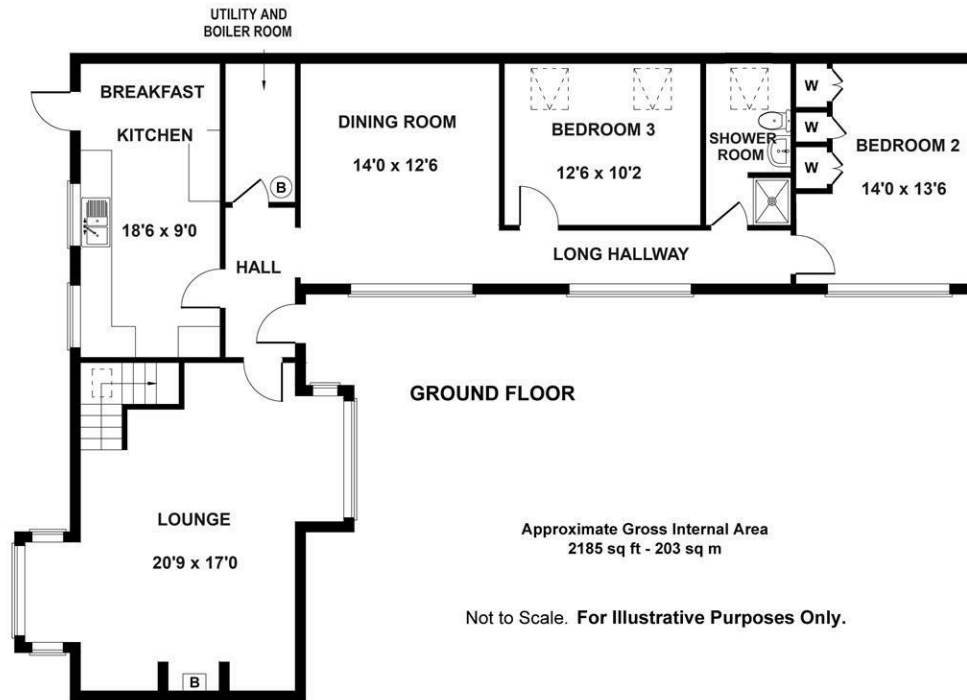
E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



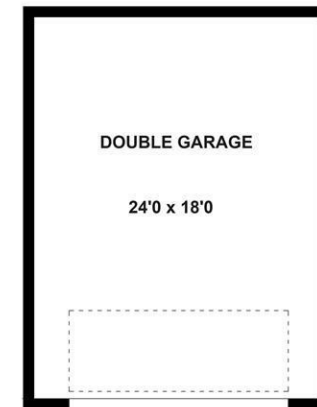
GROUND FLOOR

Approximate Gross Internal Area
2185 sq ft - 203 sq m

Not to Scale. For Illustrative Purposes Only.

Approximate Gross Internal Area
2185 sq ft - 203 sq m

Not to Scale. For Illustrative Purposes Only.



DOUBLE GARAGE

24'0 x 18'0



EXTENSIVE REAR GARDEN

Accessed from the side of the property with a separate gravelled driveway and gate leading to the westerly facing Orchard to the rear. Fully enclosed with hedging and fencing, this area is a wonderful sun-trap due to the aspect with plenty of privacy. Within the hedging is an archway leading to the Orchard with fruit trees, potential vegetable garden and a useful large timber shed.





SPACIOUS & PRIVATE COURTYARD

From Main Street, the driveway for similarly individual properties ends at the private gatepost entrance to The Croft. The gravelled driveway provides plenty of parking for numerous vehicles as well as secure storage within the DOUBLE GARAGE. Two useful pantiled-roofed storage areas with timber doors and the Oil Tank complete the details to the front.

Solid entrance door into the

HALLWAY

with a central heating radiator and door to the





SPACIOUS LOUNGE

20'9 x 17'0 (6.32m x 5.18m)

A wonderful reception room with a beamed ceiling and exposed brickwork, central heating radiator and a feature inglenook brick fireplace with shelving to both sides. Stairs rise to the first floor Master Bedroom Suite. A dual aspect room with double glazed windows to the front courtyard and across the very private and westerly facing rear garden.





BREAKFAST KITCHEN

18'6 x 9'0 (5.64m x 2.74m)

with marble effect work surfaces to three sides with drawers and cupboards under as well as wine storage. Wall mounted cupboard units. Electric point for the fitted cooker with double ovens and an extractor hood over. Space for fridge freezer. Large inset twin bowl sink unit with mixer tap. Recessed lighting and a door to the rear garden.

BOILER ROOM

with the oil fired central heating boiler and plumbing for a washing machine.





OPEN CORRIDOR TO THE FOLLOWING...

DINING ROOM

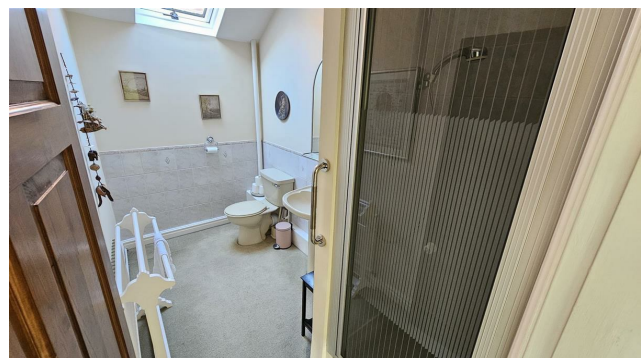
14'0 x 12'6 (4.27m x 3.81m)
with a central heating radiator, double glazed window
and a vaulted ceiling.

BEDROOM 3

12'6 x 10'2 (3.81m x 3.10m)
with a central heating radiator, two double glazed velux
windows and a vaulted ceiling.

SHOWER ROOM

serving the two bedrooms on this level and providing a
downstairs W.C. - with a low flush W.C., pedestal
washbasin and a shower enclosure. Central heating
radiator and velux window.





BEDROOM 2

14'0 x 13'6 (4.27m x 4.11m)

with a central heating radiator, a double glazed window and a vaulted ceiling. Built-in wardrobes with both shelving and hanging.

FROM THE SPACIOUS LOUNGE

a staircase rises to the first floor and





MASTER BEDROOM SUITE

24'6 x 17'0 (7.47m x 5.18m)

A dual aspect room with double glazed windows to the front courtyard and across the very private and westerly facing rear garden. Fitted and mirror fronted wardrobes with cleverly designed and further walk-in open wardrobe behind the Bed with more shelving and hanging. Central heating radiator and a vaulted ceiling ensuring a wonderful feeling of space.



6 PIECE BATH & SHOWER ROOM

18'6 x 13'9 (5.64m x 4.19m)

A deep and double ended bath, a sink unit set within a mirrored vanity area, a shower enclosure, a low flush W.C. and a bidet... with the finishing touch from a Sauna large enough for 4. Another dual aspect room with double glazed windows to the front courtyard and across the very private and westerly facing rear garden. Adding to the extensive storage within the property, and large airing and storage cupboard.



To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email bingham@hammondproperty

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we