

FOR SALE

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**2 DAIRY GARDENS, HARBY, MELTON MOWBRAY,
LEICESTERSHIRE LE14 4FD**

£425,000

A fascinating home combining both contemporary fixtures and fittings with traditional elements in a wonderful setting with the best views to the rear at this price range?

The property approaches 1335 sq ft with well thought out and designed accommodation comprising initial entrance hall, leading into a sitting room with bay window to the front, an open plan dining kitchen with Smeg fittings, a separate utility area at the rear and a downstairs cloakroom / W.C..

To the first floor there are three double bedrooms, two benefitting from integrated wardrobes and the main bedroom benefitting from a fitted dressing area and far reaching views across the Vale of Belvoir countryside. A further bath / shower room completes the internal living space.

The gardens.... simply stunning... peace and quiet, birdsong rather than sirens... a wonderful haven from which to enjoy al fresco dining during those balmy summer evenings.

The property is immaculately presented with neutral decoration, oak veneer internal doors, attractive glass and oak balustrade to the landing and UPVC double glazing. The property occupies a pleasant position tucked away in a quiet and private cul de sac, overlooking a central courtyard and with blockset private driveway.

The village of Harby lies in the Vale of Belvoir and has amenities including a highly regarded Primary School due to the most recent Ofsted Report, Village Hall, Post Office, The Nags Head Pub, 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.

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.

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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, just before the 30 / 30 roadspeed signs, turn right into the courtyard development and number 2 will be found on the left hand side.

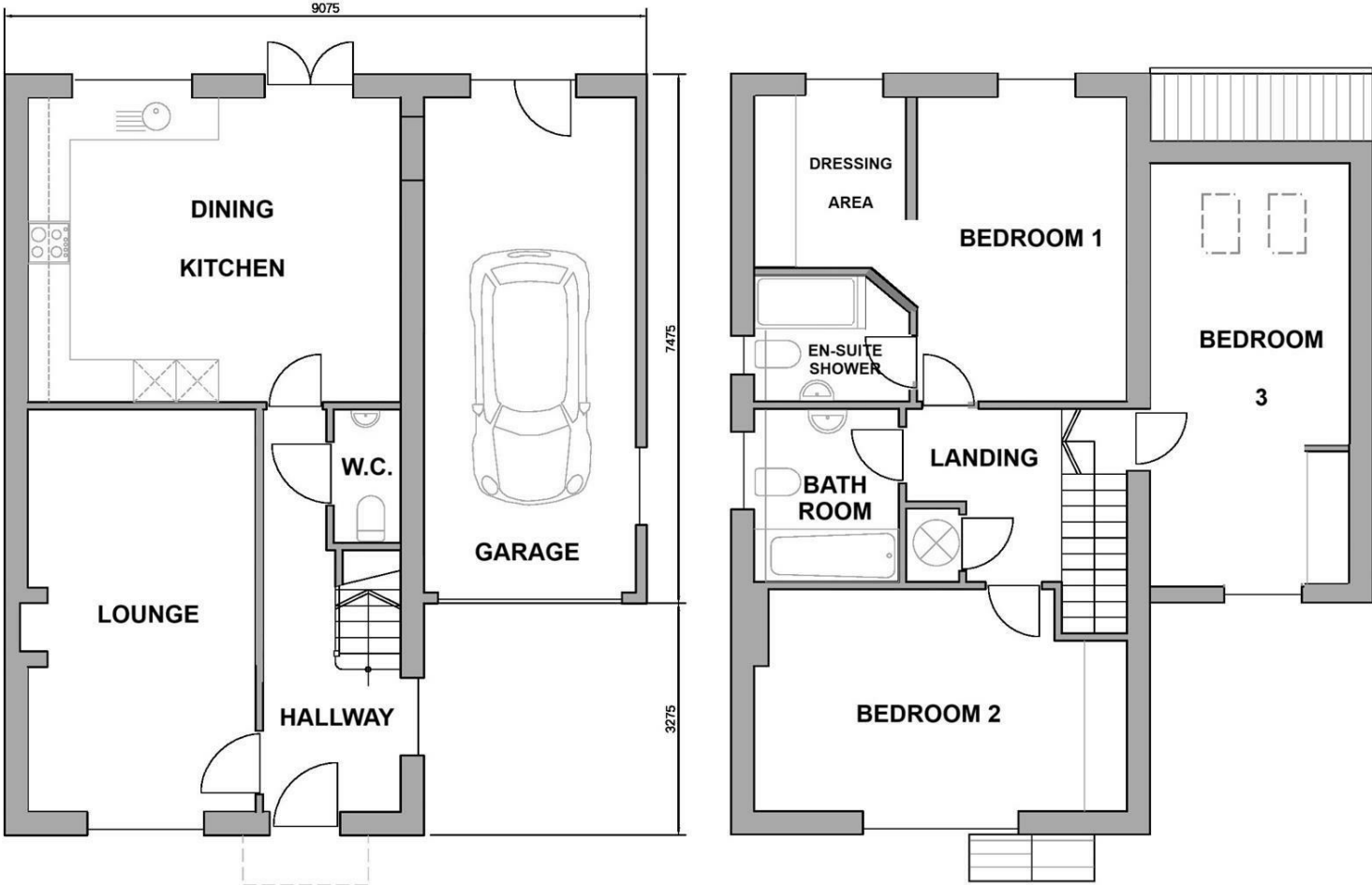
For Sat Nav use Post Code: LE14 4FD

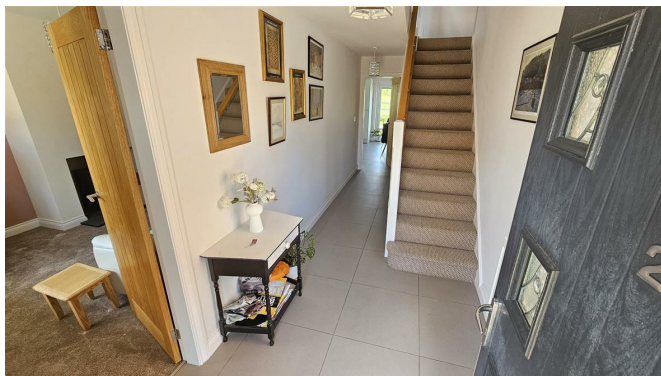
Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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





A double glazed and composite entrance door into the

HALLWAY

with stairs rising to the first floor and tiled flooring. A central heating radiator and a double glazed window.

OPEN PLAN DINING KITCHEN

KITCHEN AREA

with a central heating radiator and double glazed double doors to the patio area of the rear garden. An array of roll top work surfaces, wall and base units, stainless steel sink, high rise mixer tap, Smeg Range cooker with a matching extractor canopy hood above, splash backs, integrated appliances and plenty of space to entertain dining guests with the breakfast bar and the





DINING AREA

with a central heating radiator and a door into the

UTILITY ROOM

Fitted with base and wall mounted units with space and plumbing for washing machine and separate dryer underneath. Double glazed door to the rear garden and an access door to the garage.



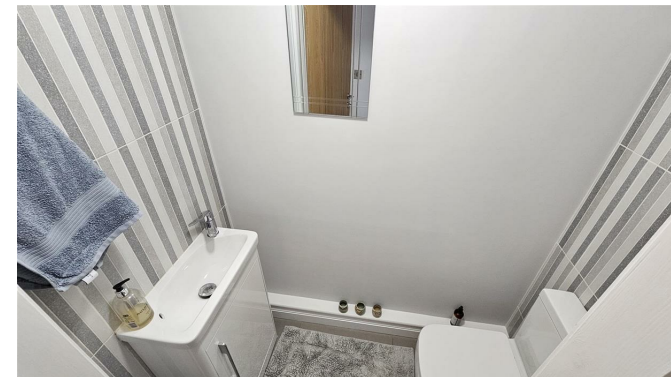


LOUNGE

with a central heating radiator and double glazed windows to the front elevation. A feature wood-burning stove.

CLOAKROOM / W.C.

with a contemporary two piece white suite comprising a low flush W.C., a wash hand basin with cupboard under.





LANDING

approached from the stairs with a fitted glass screen bannister.

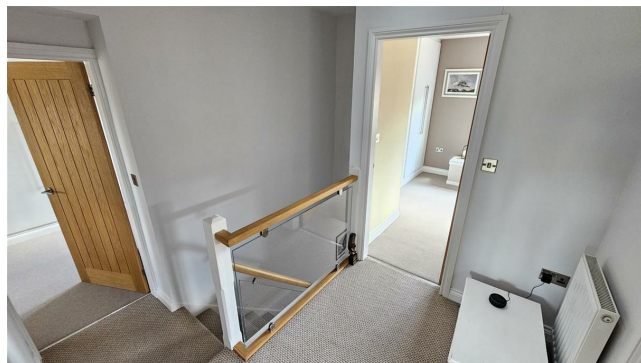
BEDROOM 1

with a central heating radiator and a double glazed window overlooking the rear garden across the open views of neighbouring farmers' fields. Fitted wardrobes to the dressing area and door to the

EN-SUITE SHOWER ROOM

with a uPVC double glazed window, central heating radiator and three piece white contemporary suite comprising a low flush W.C., wash hand basin and walk-in shower enclosure, tiled flooring and splash backs.





BEDROOM 2

with a central heating radiator and two double glazed windows overlooking the front garden. Two double wardrobes.



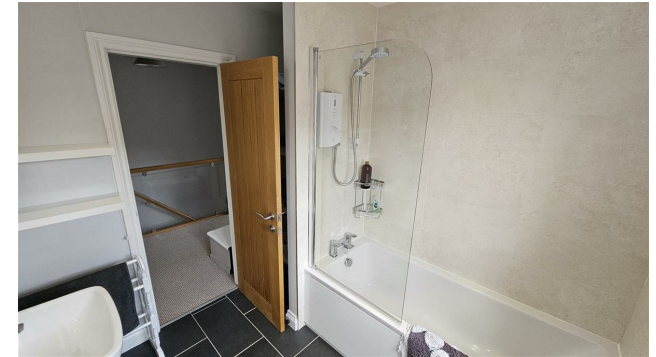


BEDROOM 3

with a central heating radiator, a double glazed window to the front and two double glazed velux windows overlooking the rear. Built-in wardrobes.

BATHROOM

with a uPVC double glazed window, a central heating radiator and a three piece contemporary white suite comprising a low flush W.C., wash hand basin and bath with an overhead shower and shower screen, tiled splash backs and shelving for storage.





OUTSIDE - FRONT

There is a driveway providing off-road parking spaces and leading to the garage with an up and over door, power and light, courtesy door and window to the rear aspect. with a side gated access to the rear garden.





OUTSIDE - REAR

An enclosed rear garden with open views across farmers' fields ensuring a bucolic feel and lifestyle. The majority of the garden is laid to lawn with a paved patio seating area and fencing to the boundaries. A perfect sun-trap with seating areas for the early morning cup of coffee, through to the perfect venue from which to enjoy the last drops of Merlot.

SHARED & COMMUNAL COURTYARD

The development shares a private block paved driveway and courtyard area. The owners of the properties within the development have a shared responsibility, should it need repairing.





Steve Pritchett

Please contact us for a FREE discussion on our services

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