

FOR SALE

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**FAIRVIEW, 18 LANGAR LANE, HARBY, MELTON MOWBRAY,
LEICESTERSHIRE LE14 4BL**

£365,000

A wonderful position, a fantastic setting and a very private and fruit filled plot... with greenery and sunshine in abundance! Plums, pears, apples (eaters and cookers) and a Cherry tree!

The property WILL BENEFIT FROM the following IMPROVEMENTS.

- * New kitchen * New bathroom
- * New central heating * New wiring
- * New carpets * New doors
- * New skirtings & architraves * New décor throughout

If you are seeking a three bedroom home with bucolic views to the rear and a very mature garden producing a wide array of fruit each year... then this is it! Requiring a sympathetic scheme of upgrading, this is an ideal opportunity for with an eye to detail who would like to put their own stamp on a project.

There is the obvious added potential of possible extension to the rear or into the extensive loft to create the open plan living / kitchen arrangements and further accommodation that everyone is looking for!

With the sales of such rare opportunities within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.

The location could not be better being less than ten minutes' drive of A46 & A52 – two of the most important roads in the area – allowing easy access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport. The village is also perfectly positioned to take full advantage of the glorious open countryside which surrounds it with plenty of walks to the local villages, many with their own Pub!

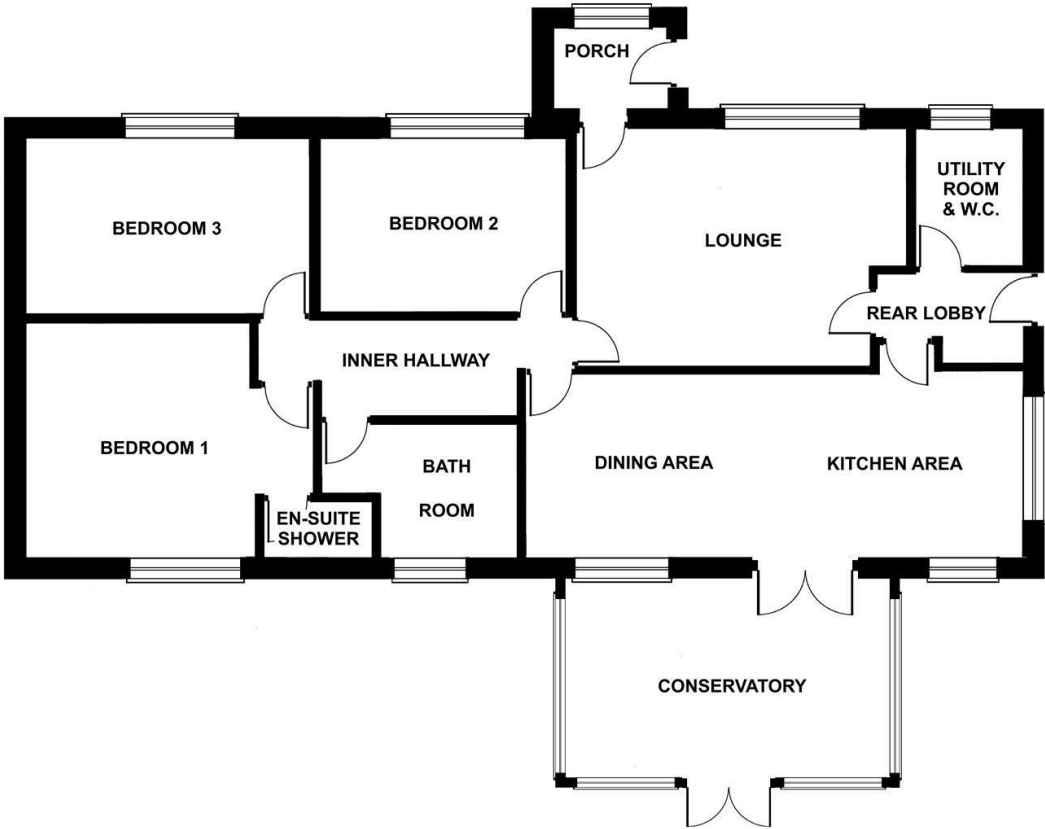
For shopping, Bingham Market Place is around five miles away and provides a good range of shops and a regular bus service to Nottingham. Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday.

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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 and the Bungalow will be found on the left hand side, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: LE14 4BL



The property is being offered with the benefit of NO CHAIN to ensure a hassle-free purchase for the right buyer and is perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Council Tax Band **D**

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	
58	76
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	



Double glazed entrance door into the
ENTRANCE PORCH
SPACIOUS LOUNGE
 17'3 x 13'0 (5.26m x 3.96m)





OPEN PLAN DINING KITCHEN
26'0 x 9'6 (7.92m x 2.90m)





CONSERVATORY OVERLOOKING THE REAR
16'3 x 11'0 (4.95m x 3.35m)





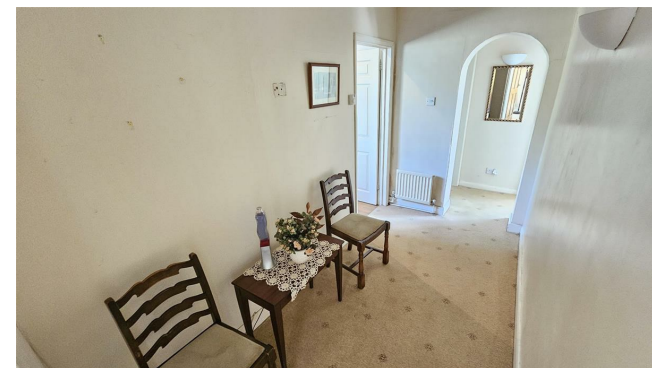
INNER HALLWAY

BEDROOM 2

14'0 x 9'3 (4.27m x 2.82m)

Built in wardrobes, a central heating radiator and a double glazed window to the front elevation.

BATHROOM





BEDROOM 1

13'6 x 10'3 (4.11m x 3.12m)

Built in wardrobes with mirror fronted sliding doors, a central heating radiator and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

with a shower enclosure and a wall mounted sink unit.





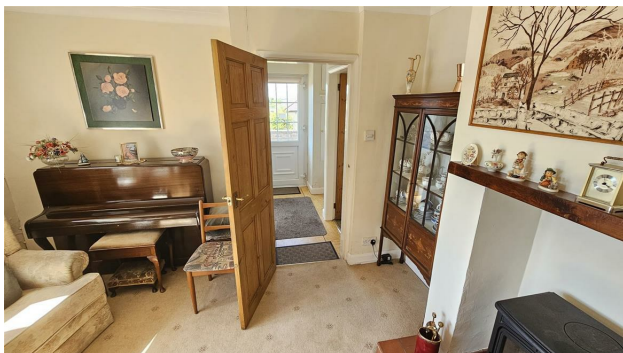
BEDROOM 3

12'0 x 9'6 (3.66m x 2.90m)
a central heating radiator and a double
glazed window to the front elevation.

SIDE HALLWAY

with a door from the driveway

CLOAKROOM / W.C. / UTILITY ROOM





OUTSIDE - FRONT

The property is situated on a fabulous and mature plot close to the entrance of this popular village. A block paved driveway to the left hand side leads to the GARAGE 23'0 x 13'6 (with an electric roller shutter door, workshop space and staircase to the loft above) and provides ample parking for two vehicles.





OUTSIDE - REAR

To the side of the property a further secure gate gives access through to the rear garden. A wonderful position, a fantastic setting and a very private and fruit filled plot... with greenery and sunshine in abundance! Plums, pears, apples (eaters and cookers) and a Cherry tree! Mature shrubs and plants ensure a colourful haven in which to sit with plenty of textures. From the conservatory is a circular patio area for those who enjoy al fresco dining with friends and family during those balmy summer evenings.



