Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

35 WATSONS LANE

HARBY, MELTON MOWBRAY, LE14 4DD

6 2 3 E

Offers in the region of

£750,000

Set within the highly regarded village of Harby in the vale of Belvoir, The Yews offers contemporary living whilst retaining traditional character features and well proportioned rooms. The residence offers convenient connections to the A1, Vale of Belvoir, Melton Mowbray and Grantham while mainline rail services from Melton Mowbray provide good links to Leicester, Stamford, Birmingham Cambridge and Peterborough.

The Yews in part forms what was once the village post office and retains many charater features and has been sympathetically renovated and improved over the years to include double glazed oak windows, pitch pine doors, beamed ceilings, art deco fire place and further wood burning stove, an oil fired heating system and a traditional solid pine shaker kitchen with tiled worktops very much in keeping with the property.

The accomodation comprises of reception hallway, two reception rooms to the front, downstairs wet room, kitchen, dining room, utility room, cellar, annexe office with further bedroom off the office area. Upstairs there is a galleried landing leading to the master bathroom, four further bedrooms, dressing room and two ensuites. Outside the property has a mature landscaped garden to the front with a detached double garage.

The accomodation is adaptable as the rear of the property could be utilized as an annexe given the layout which would be suitable and ideal for multi generational living.

House - Link Detached

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ACCOMMODATION

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

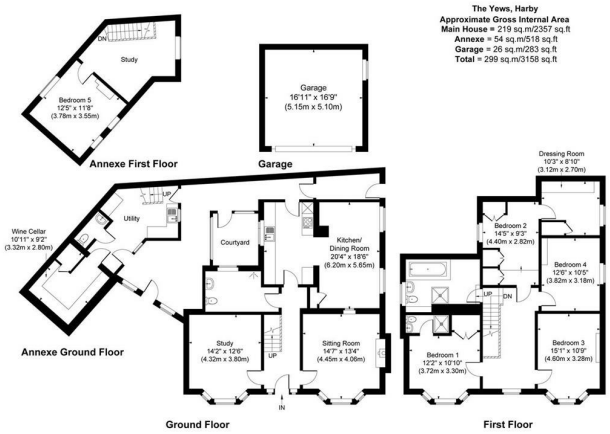
TENURE: Freehold. xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy
to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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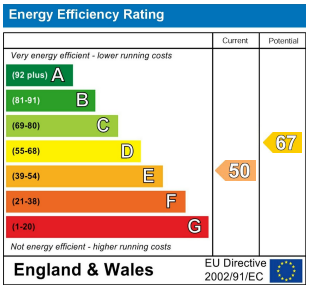
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.



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