

## 2b Harby Lane, Stathern, Leicestershire, LE14 4HJ

**£775,000**

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Double Bedrooms
- Stunning Living Kitchen
- Secluded Setting
- Originally Completed In 2020
- In The Region Of 2,750 Sq.Ft.
- 4 Bath/Shower Rooms
- Attractive Galleried Landing
- Ample Parking & Double Garage
- Viewing Highly Recommended

An excellent opportunity to purchase a really interesting individual detached modern home originally completed around 2020 to an attractive design which combines both traditional and modern elements, blending the benefits and efficiency of modern construction with the aesthetics of a modern home.

The property offers a particularly deceptive level of internal accommodation which approaches 2,750 sq.ft. plus its integral double garage which combined creates an excellent level of space which is likely to appeal to a wide range of prospective clients. In addition there is a great deal of versatility in its layout with first and ground floor bedrooms and bathrooms that allows it to potentially be used as a purely single storey dwelling making it ideal for those looking for a long term home. Alternatively the ground floor suite would be ideal for extended families possibly with dependent relatives or even for teenagers or as a guest suite.

In its current layout the property boasts four double bedrooms, three of which benefit from ensuite facilities, with both the ground and principle first flor bedroom also offering walk in wardrobes. The well proportioned fourth suite is located off a separate staircase away from the rest of the accommodation making it ideal for teenagers or as a guest suite, again adding to the versatility of this individual home.

The property boasts a wonderful light and airy atmosphere with the heart of the home undoubtedly becoming the open plan living/dining kitchen with a stunning vaulted ceiling looking up to a galleried landing above. This provides a useful study space which, subject to consent, could possibly offer conversion into an additional bedroom if required. The kitchen is beautifully appointed with a generous range of units and integrated appliances providing a fantastic working area and also boasts a large walk in pantry. The kitchen also leads into a substantial boot room/utility with access to the fourth suite. A cosy additional reception provides a more formal sitting room with access out into the rear garden.

The property is neutrally decorated throughout and presents as a wonderful particularly versatile space.

As well as the internal accommodation the property occupies a pleasant landscaped plot tucked away off a private driveway with off road parking and double garage. The garden is enclosed to all sides providing a sheltered and private outdoor space which links back into both the main living room and kitchen area creating an excellent outdoor entertaining space.

There is a further vegetable garden at the southerly end of the garden.

Overall viewing comes highly recommended to appreciate this unique property close to the heart of this highly regarded Vale of Belvoir village.

## 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.

AN ATTRACTIVE OAK FRAMED PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

## MAIN ENTRANCE HALL

12'10" x 14' (3.91m x 4.27m)
A well proportioned entrance hall having spindle balustrade turning staircase rising to a first floor galleried landing above, oak effect plank flooring, inset downlighters to the ceiling and further engineered oak doors leading to:

## SITTING ROOM

12'10" x 14'2" (3.91m x 4.32m)
An attractive reception having feature exposed brick elevation, chimney breast with flagstone hearth, inset solid fuel stove and timber mantel over, continuation of plank effect flooring and French doors into the rear garden.

## OPEN PLAN LIVING/DINING KITCHEN

27'10" x 14' (8.48m x 4.27m)
A fantastic, light and airy, well proportioned space which provides contemporary open plan living with a cathedral vaulted ceiling leading up to the galleried landing above. The room benefits from a dual aspect with a window to the front and French doors and bifold doors leading into the rear garden. The initial area provides a versatile reception space large enough for living or dining; having exposed brick chimney breast with flagstone hearth, inset stove, timber mantel over and alcoves to the side. This area leads into a tastefully appointed kitchen fitted with a generous range of built in units providing a good level of storage with complementing central island unit; granite preparation surfaces providing an excellent working area, the island unit providing a breakfast bar for informal dining; undermounted sink unit with mixer tap and granite upstands; integrated appliances including twin double ovens, dishwasher, recycling drawer, fridge freezer and ceramic electric hob.

Further doors lead to:

## WALK IN PANTRY

6'11" x 5'5" (2.11m x 1.65m)
A fantastic space providing a wonderful level of storage; having tiled floor and window to the side.

## UTILITY/REAR ENTRANCE HALL
13'6" x 12' min (18'4" max into stairwell) (4.11m x 3.66m min (5.59m max into stairwell))
A really useful space providing a boot room/utility with an excellent level of storage; having built in larder unit and wine rack; further integrated fridge; additional run of laminate work surfaces with ceramic sink; built in units to the side, plumbing for washing machine and space for tumble dryer; stone tiled floor, double glazed exterior door, window to the rear additional courtesy door into the garage and staircase rising to a further suite located above both this room and the attached double garage.

Returning to the main entrance hall a small lobby area gives access to a ground floor bedroom suite which offers around 250 sq.ft, of floor area comprising a well proportioned double bedroom, ensuite facilities and walk in wardrobe.

## BEDROOM 3
14' x 11'4" (4.27m x 3.45m)
Benefitting from access out into the rear garden, plank effect floor and French doors.

Further doors lead to:

## ENSUITE SHOWER/BATH ROOM
10'7" x 5'8" (3.23m x 1.73m)
Having a contemporary suite comprising double ended bath with chrome mixer tap and mosaic tiled splash backs, double length shower enclosure with glass screen, wall mounted shower mixer and rose over, close coupled WC and pedestal washbasin; tiled splash backs and floor, contemporary towel radiator and window to the side.

## WALK IN WARDROBE
5'9" x 6'6" (1.75m x 1.98m)
Having built in shelved alcoves and hanging rails and continuation of the plank effect floor.

Returning to the lobby area a further door leads to:

## GROUND FLOOR CLOAK ROOM
4'6" x 3'3" (1.37m x 0.99m)
Having a two piece contemporary white suite comprising close coupled WC and half pedestal washbasin with chrome mixer tap; metro style tiled splash backs, contemporary towel radiator and window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING
A light and airy space which could be utilised for a variety of purposes providing two potential reception areas; having pitched ceiling, inset skylights and window to the front. The secondary area of the landing provides a potential study or reception area having galleried landing with an aspect into the kitchen as well as across the cathedral vaulted ceiling with inset skylight above.

Further doors lead to:

## PRINCIPAL BEDROOM SUITE
A fantastic principle suite of generous proportions providing a spacious double bedroom with ensuite and walk in wardrobe offering around 320 sq.ft. of floor area.

## PRINCIPLE BEDROOM
17'11" x 11'4" (5.46m x 3.45m)
Having a pitched ceiling, dormer windows to both front and rear and further doors to:

## ENSUITE BATH/SHOWER ROOM
10'9" x 5'9" (3.28m x 1.75m)
Tastefully appointed with a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with rose over and glass mosaic tiled splash backs, double ended bath with centrally mounted mixer tap, close coupled WC and pedestal washbasin; contemporary towel radiator, under floor heating and pitched ceiling with inset skylight.

## WALK IN WARDROBE
5'9" x 6'4" (1.75m x 1.93m)
Having built in hanging rails, pull out doors, pitched ceiling and inset downlighters.

## BEDROOM 2
14' x 12'9" (4.27m x 3.89m)
A further well proportioned double bedroom having a pleasant aspect into the rear garden and across adjacent period buildings; pitched ceiling, inset downlighters, chimney breast with alcoves to the side.

## SHOWER ROOM
7'5" max x 8'8" max (2.26m max x 2.64m max)
Tastefully appointed with a contemporary suite comprising large double width shower enclosure with glass screen, wall mounted shower mixer with independent handset and rose over, close coupled WC and pedestal washbasin; tiled splash backs and floor, contemporary towel radiator, pitched ceiling and dormer window to the front.

RETURNING TO THE UTILITY/REAR ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO:

## FIRST FLOOR LANDING
6'4" x 6'11" (1.93m x 2.11m)
Having pitched ceiling, skylight to the rear and further doors to:

## 1ST FLOOR ANNEXE STYLE SUITE
19'6" max x 18'2" max (5.94m max x 5.54m max)
A fantastic space that could be utilised for a variety of purposes offering around 350 sq.ft. of floor area comprising double bedroom and dressing area separated by a central pier. Alternatively this would make an excellent first floor reception, office space, gym or games room; having pitched ceiling with inset skylights.

## BATH ROOM
9'2" x 6'9" (2.79m x 2.06m)
Having a three piece suite modern suite with a traditional twist comprising free standing ball and claw roll top double ended bath with centrally mounted mixer tap with integral shower handset, close coupled WC and pedestal washbasin; tongue and groove effect panelling, contemporary towel radiator, plank effect tiled floor, pitched ceiling with inset skylight and access to under eaves storage.

## EXTERIOR
The property occupies a delightful quiet backwater location tucked away off a private driveway with a relatively low maintenance frontage which has been landscaped to maximise off road parking and a pebbled driveway providing car standing for numerous vehicles which in turn leads to the attached brick built double garage. To the rear of the property is a pleasant enclosed garden which offers a good degree of privacy, bordered by feather edged board fencing. The majority of the garden is laid to lawn with well stocked perimeter borders with established shrubs. A further area of the garden has been given over to horticulture with sleeper edged borders providing a productive vegetable garden with stone chipping pathways and a further flagged terrace providing additional seating.

## DOUBLE GARAGE
19'9" wide x approx 19' deep (6.02m wide x approx 5.79m deep)
Having power and light, twin up and over doors and courtesy door to the side.

## COUNCIL TAX BAND
Melton Borough Council - Band F

## TENURE
Freehold

## ADDITIONAL NOTES
The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).
Please note the driveway is private but there is a small strip across the initial entrance that was retained by No.2, when the plot was split. There are additional covenants in the title, relating to maintenance access etc.
The property lies within the village conservation area.

## 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

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions






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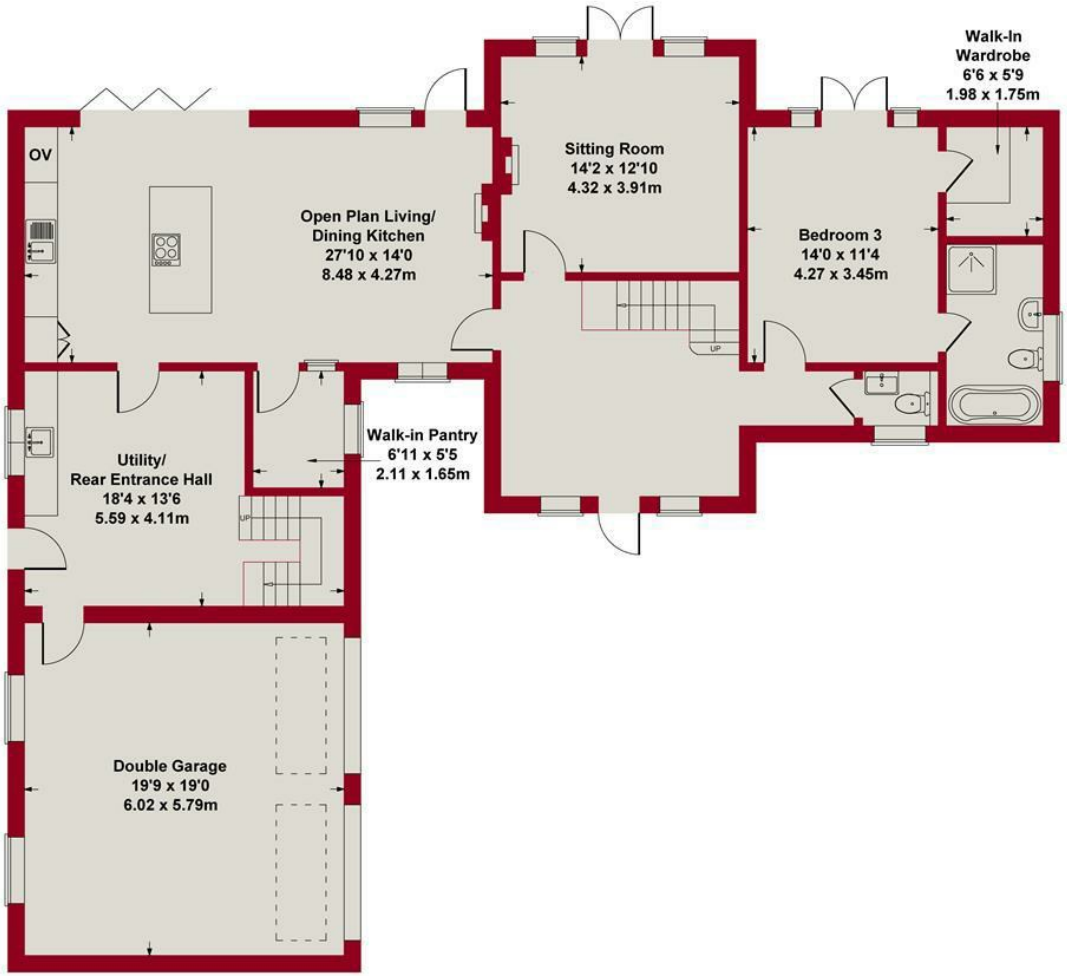













GROUND FLOOR




FIRST FLOOR

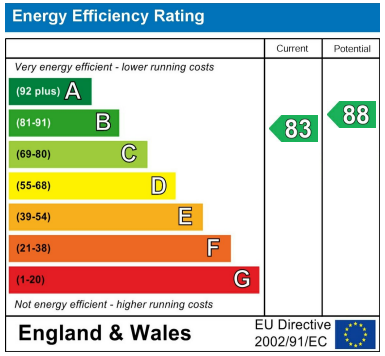
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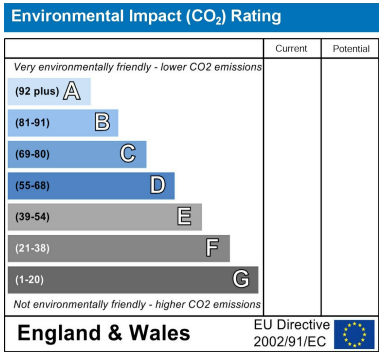
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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