



**Home Paddock 16 Dickmans Lane, Harby,
Leicestershire, LE14 4BG**

Chain Free £410,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Aspect Across To Adjacent Fields
- 3 Bedrooms
- Small Cul-De-Sac Location
- No Upward Chain
- Generous Established Plot
- South Westerly Rear Aspect
- Generous Open Plan Sitting/Dining Room
- Off Road Parking & Double Garage
- Viewing Highly Recommended

The property occupies a fantastic position tucked away in a small close off a private driveway shared with only two other similar dwellings, positioned on what is a relatively generous plot by modern standards affording a fantastic aspect across to adjacent paddocks and panoramic views beyond.

The property offers a versatile level of accommodation over one level comprising an initial entrance hall with bespoke integrated dresser unit providing an excellent level of storage with glazed, double side display cabinet above providing additional storage to the main sitting room. The main living area is a well proportioned light and airy space benefitting from windows to the three elevations as well as patio doors leading out into the rear garden. As well as it's wonderful aspect to the side the focal point to the room is also a feature fireplace with brick surround, timber mantle and inset solid fuel stove. The room is large enough to accommodate both a living and dining area. A fitted kitchen provides a good level of storage space and leads into a lean to conservatory at the rear.

From an inner hallway there is a access to three bedrooms with a particularly generous principle bedroom having fitted wardrobes and an aspect into the rear garden. The bedrooms are all serviced by a well appointed contemporary bathroom.

To the fore of the property is a relatively low maintenance frontage with adjacent double width driveway providing ample off road car standing and, in turn, leads to a detached double garage. A courtesy gate leads through into a south westerly facing rear garden well stocked with a range of established trees and shrubs and having a wonderful aspect across paddocks at the side.

Overall this is an excellent opportunity to purchase an individual detached bungalow within this well regarded Vale of Belvoir village with viewing coming highly recommended to appreciate both the location and accommodation on offer.

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.

A UPVC ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

11'4" x 5'11" (3.45m x 1.80m)

An initial L shaped entrance hall having integrated display cabinet to the left with glazed lights through into the sitting room and, in turn, further doors leading to:

CLOAK ROOM

8' x 3'4" (2.44m x 1.02m)

Having a two piece suite comprising close coupled WC and pedestal washbasin with chrome mixer tap; panel effect walls, laminate flooring and window to the front.

OPEN PLAN LIVING/DINING ROOM

23'7" x 11'7" (7.19m x 3.53m)

A fantastic, well proportioned, open plan reception benefitting from windows to three elevations including sliding patio doors leading out into the rear garden. The window to the side affords stunning views across adjacent paddocks and the Vale countryside beyond. The room is large enough to accommodate both a living and dining area, the main feature of the sitting area being an attractive exposed brick fireplace with slate hearth and inset log burning stove with timber mantle over; a bespoke unit provides useful low level storage cupboards with glazed display cabinet above.

KITCHEN

13'4" x 9'8" (4.06m x 2.95m)

A well appointed kitchen fitted with a generous range of oak fronted wall, base and drawer units with three runs of laminate work surfaces providing a good working area, one with inset ceramic sink and drain unit with chrome swan neck mixer tap; plumbing for washing machine, space for free standing cooker and free standing fridge freezer and a stable door leading through into:

CONSERVATORY

15'4" x 10'7" (4.67m x 3.23m)

Having aspect into the rear garden with pitched polycarbonate roof, glazed side panels with opening top lights and patio door into the rear garden.

RETURNING TO THE INITIAL L SHAPED ENTRANCE HALL WHICH IN TURN LEADS TO AN:

INNER HALLWAY

Having access to loft space above and further doors, in turn, leading to:

BEDROOM 1

14'7" x 13'5" (4.45m x 4.09m)

A well proportioned double bedroom having aspect into the rear garden with windows to both the side and rear elevations; built in wardrobes with overhead storage cupboards and central vanity unit; contemporary panel effect wall.

BEDROOM 2

13' x 9'9" (3.96m x 2.97m)

A further well proportioned double bedroom having aspect to the front.

BEDROOM 3

6'1" x 8' (1.85m x 2.44m)

Currently used as a home office but would be large enough to accommodate a single bed making it ideal as a child's room, nursery or possibly additional dressing room; having aspect to the front.

BATHROOM

9'9" x 5'5" (2.97m x 1.65m)

Tastefully appointed with a contemporary suite which comprises panelled bath with chrome mixer tap with integral shower handset, further wall mounted electric shower over and glass screen, close coupled WC and wall mounted vanity unit with inset washbasin and chrome mixer tap; fully tiled walls, contemporary towel radiator, built in airing cupboard and window to the side.

EXTERIOR

The property occupies a fantastic position tucked away in a small close off a private driveway shared with only two other similar dwellings, positioned on what is a relatively generous plot by modern standards affording a fantastic aspect across to adjacent paddocks and panoramic views beyond. To the fore of the property is a relatively low maintenance frontage with adjacent double width driveway providing ample off road car standing and, in turn, leads to a detached double garage. A courtesy gate leads through into a south westerly facing rear garden well stocked with a range of established trees and shrubs and having a wonderful aspect across paddocks at the side.

GARAGE

18' x 16'5" approx (5.49m x 5.00m approx)

Having twin up and over doors.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water. Central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

The property is located on a private driveway and there may be a shared responsibility for maintenance and associated costs.

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>



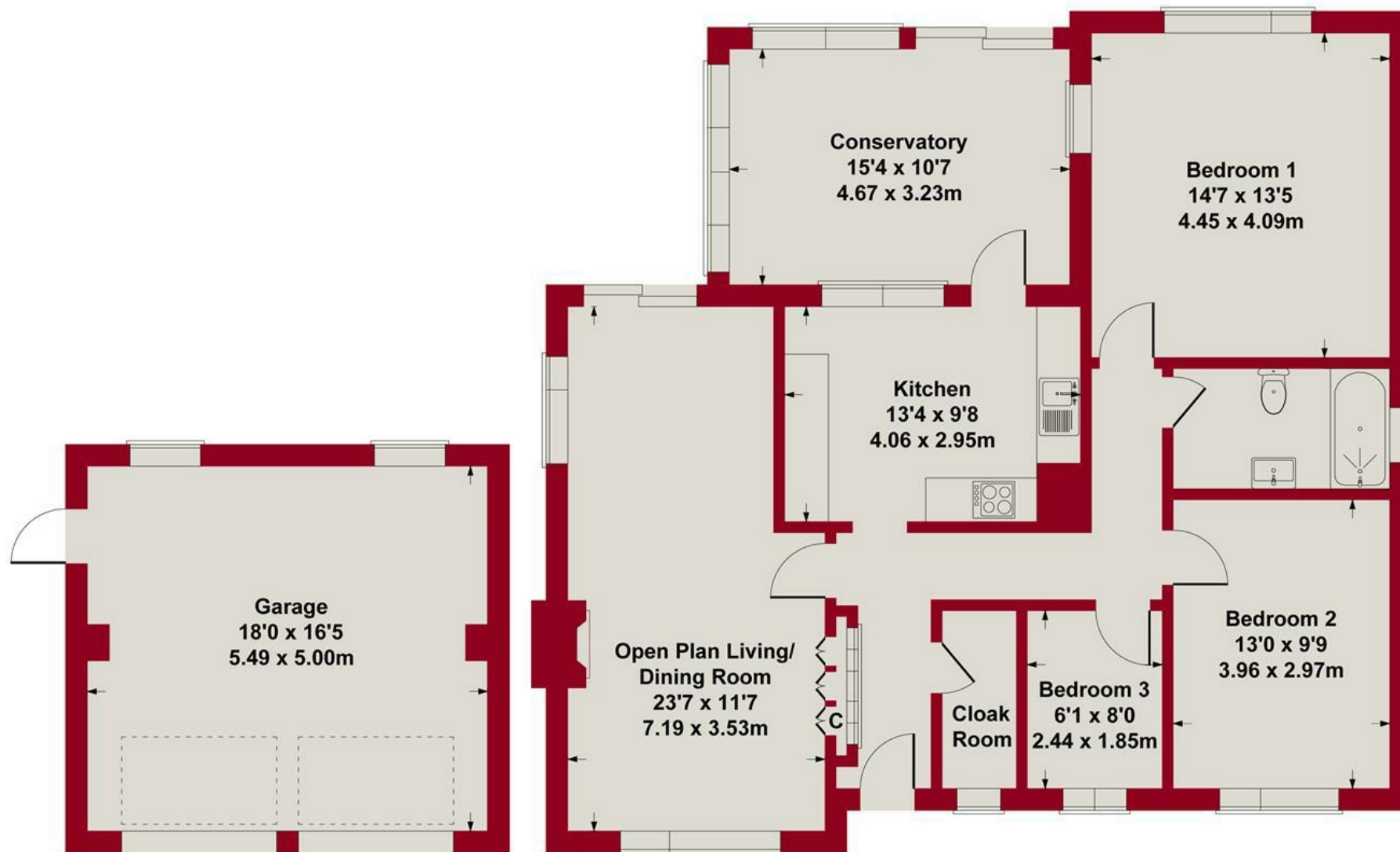












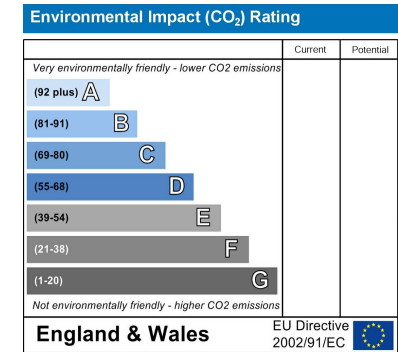
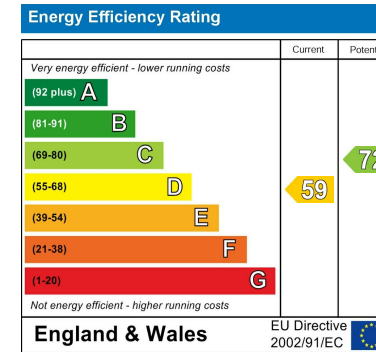
GARAGE

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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