



**Pear Tree Cottage 17 Stathern Lane, Harby,
Leicestershire, LE14 4DA**

£435,000

Tel: 01949 836678

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

- Traditional Semi Detached Cottage
- 4 Bedrooms
- Ensuite & Main Bathroom
- Attractive Landscaped Corner Plot
- Tastefully Presented
- Extended Accommodation
- 2 Receptions
- Particularly Impressive Main Reception
- Off Road Parking & Garage
- Viewing Highly Recommended

An excellent opportunity to purchase an interesting, individual, semi detached period cottage which has been sympathetically extended and modernised to create an excellent level of internal accommodation and occupying a pleasant, established, corner plot close to the heart of the village.

The property boasts four bedrooms, the principal of which benefits from ensuite facilities, and a separate tastefully appointed family bathroom with a modern but traditional style suite. To the ground floor there are two main reception areas, including a particularly impressive open plan living/dining room which is flooded with light benefitting from windows to two elevations as well as French doors leading out into the rear garden. The focal point to the room is an attractive fireplace and exposed beams creating a wonderful and generous open plan space. The second reception provides either formal dining or study space and links through into a breakfast kitchen well appointed with a generous range units and integrated appliances. Off the kitchen is an enclosed rear entrance hall.

In addition the property benefits from gas central heating, neutral decoration throughout and offers a wealth of character and features.

As well as the internal accommodation the property occupies an established plot fronting Stathern Lane with the main vehicular access located to the side off School Lane, with off road car standing for two vehicles and an attractive timber clad garage which provides useful storage/workshop space. The garden has been landscaped for relatively low maintenance living and provides an excellent outdoor living/entertaining space with a central lawn, paved seating areas and an additional useful brick outbuilding providing further storage.

Overall viewing comes 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 CANOPIED PORCH LEADS TO A TRADITIONAL STYLE ENTRANCE DOOR WITH GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

10' x 5'6" (8'10" max into stairwell) (3.05m x 1.68m (2.69m max into stairwell))

A pleasant initial entrance vestibule having dog leg staircase rising to the first floor and a further door leading into:

SITTING/DINING ROOM

23'2" x 16'6" (7.06m x 5.03m)

A well proportioned light and airy space large enough to accommodate both a sitting and dining area; benefitting from a dual aspect with attractive walk in bay window to the front and box bay at the rear with French doors leading into the garden. The focal point to the reception area is a chimney breast with exposed brick fireplace with quarry tiled hearth, inset open grate and alcoves to the side. In addition the room having exposed pine floor boards.

A pair of glazed internal doors lead through into:

STUDY/DINING ROOM

10' x 10' (3.05m x 3.05m)

A versatile space linking through into the kitchen making it ideal for formal dining but currently utilised as a home office; having aspect into the rear garden, useful under stairs storage cupboard and a further door leading through into:

BREAKFAST KITCHEN

16'8" max x 10' (5.08m max x 3.05m)

A well proportioned light and airy space benefitting from a dual aspect with windows to both the front and side. The kitchen is fitted with a generous range of oak effect wall, base and drawer units with a good run of preparation surfaces providing an excellent working area; inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances include Smeg five ring gas hob with chimney hood over, single oven beneath, two under counter fridges, under counter freezer and dishwasher; built in utility cupboard with plumbing for washing machine and also housing the gas central heating boiler.

A part glazed internal door leads through into:

REAR ENTRANCE HALL

6'5" x 3'9" (1.96m x 1.14m)

Providing a useful space with cloaks hanging, tiled floor and window and exterior door into the garden.

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

FIRST FLOOR LANDING

14'4" x 5' (4.37m x 1.52m)

Having spindle balustrade, access to loft space above and further doors leading to:

BEDROOM 1

14'2" x 9'11" (4.32m x 3.02m)

A well proportioned double bedroom benefitting from a dual aspect as well as having ensuite facilities; dormer window to the front, additional window to the side, built in cupboard with hanging rails and further door leading through into:

ENSUITE SHOWER ROOM

9'11" x 4'7" (3.02m x 1.40m)

Having a modern three piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin; towel radiator and window to the rear.

BEDROOM 2

16'3" max x 9'6" max (4.95m max x 2.90m max)

A well proportioned double bedroom having aspect into the rear garden.

BEDROOM 3

16'5" max into alcove x 9'8" max (5.00m max into alcove x 2.95m max)

A further well proportioned double bedroom having aspect to the front; chimney breast with alcove to the side and attractive exposed stripped pine floor boards.

BEDROOM 4

10'2" x 6' (3.10m x 1.83m)

Currently utilised as a first floor office but would make a single bedroom; having aspect to the front.

BATHROOM

10' x 7' (3.05m x 2.13m)

Tastefully appointed with a traditional style suite comprising attractive ball and claw roll top double ended bath with centrally mounted mixer tap and integral shower handset with additional rainwater rose over, high flush WC and ceramic sink with traditional style taps; tongue and groove effect splash backs, exposed floor boards, combination towel radiator and window to the rear.

EXTERIOR

The property occupies a pleasant corner plot set back behind a walled and fenced frontage with timber courtesy gate leading onto an initial pathway which in turn gives access to the main entrance. The majority of the gardens lie to the rear and westerly side of the property providing a manageable enclosed outdoor space. The garden is partly lawned with paved terraces providing a pleasant outdoor entertaining/living space and established borders providing a green perimeter with mature trees and shrubs. In addition a double width driveway provides off road car standing and in turn leads to a detached garage/workshop. The garden also encompasses a useful period outbuilding.

GARAGE/WORKSHOP

16'11" x 9' (5.16m x 2.74m)

A timber clad garage/workshop having up and over door, power and light, window and courtesy door to the side.

OUTBUILDING

7'10" x 7'2" (2.39m x 2.18m)

A period brick and pantiled outbuilding with pitched blue pantiled roof; having integrated shelving and providing a useful storage space.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

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:-

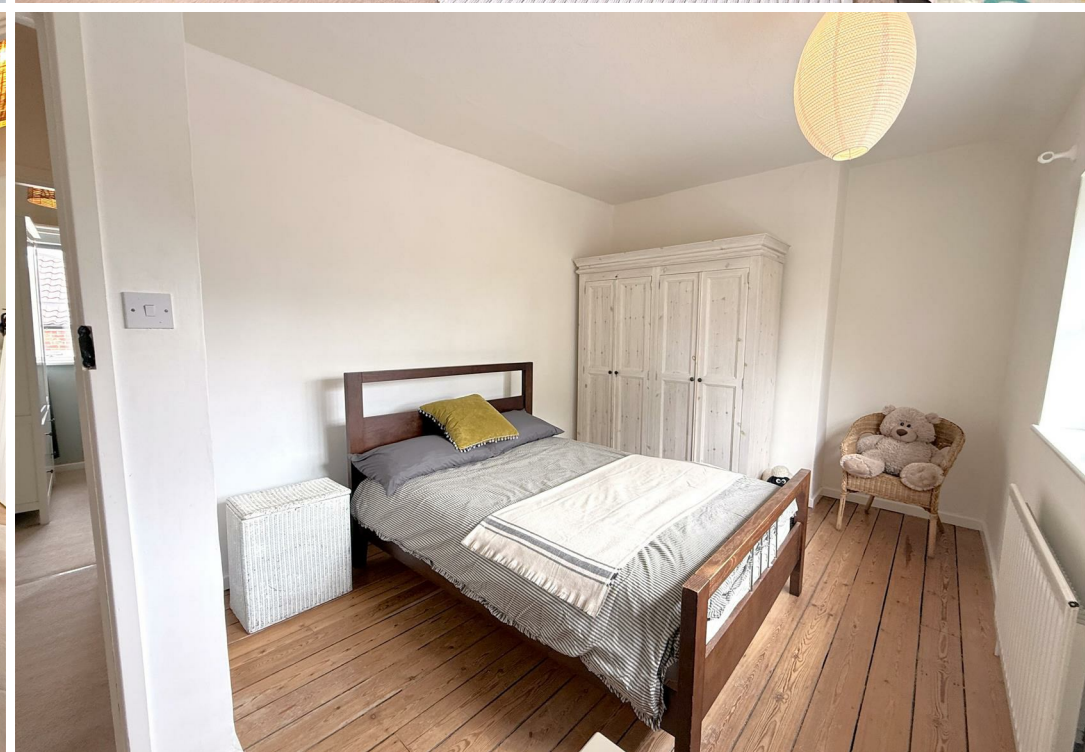
<https://www.gov.uk/search-register-planning-decisions>







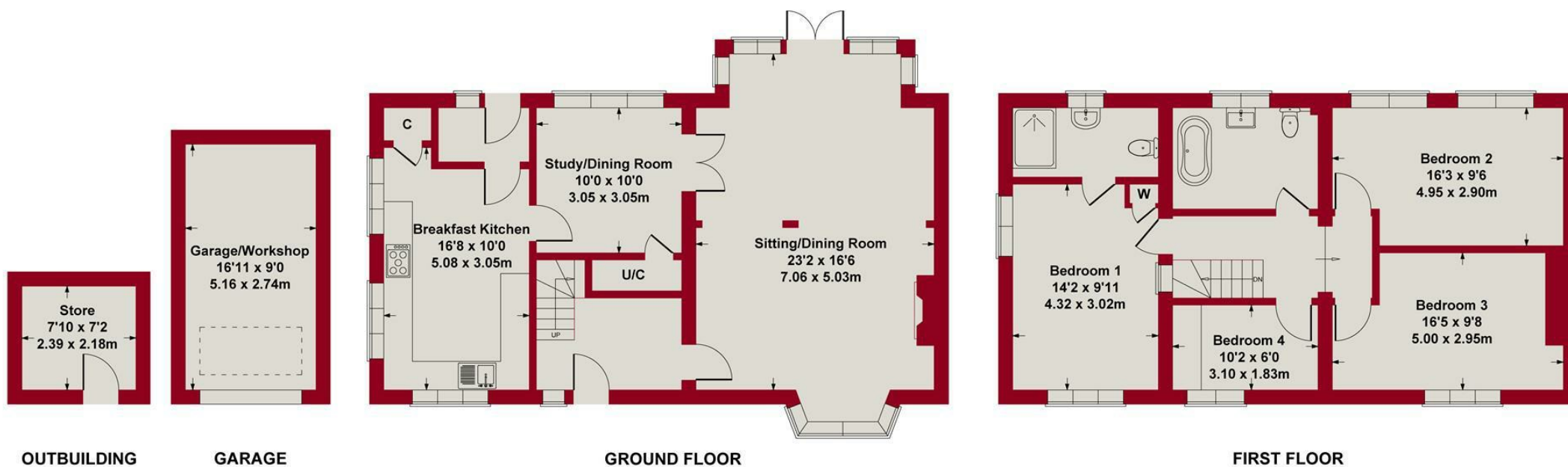








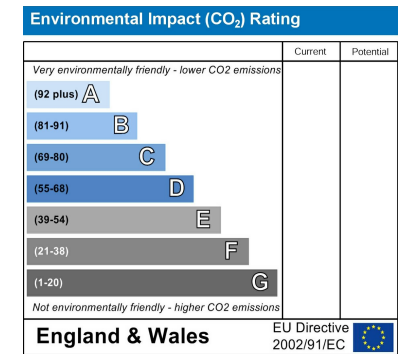
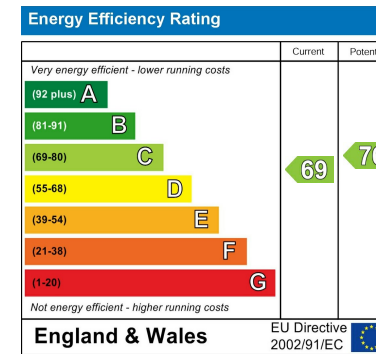




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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



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