



(Plot 3) 56 Stathern Lane, Harby,  
Leicestershire, LE14 4DA

£950,000

Tel: 01949 836678

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

- Stunning Detached Family Home
- Expected Completion Autumn 2025
- Approximately 3,100 Sq. Ft. Of Accommodation
- 4 Double Bedrooms
- 2 Ensuites & Main Bathroom
- Well Proportioned Receptions
- Stunning Open Plan Living Kitchen
- Utility/Boot Room & Ground Floor Cloaks
- Generous Parking & Double Garage
- 10 Year Warranty

#### \*\* EXPECTED COMPLETION AUTUMN 2025 \*\*

A fantastic opportunity to purchase a stunning, individual, detached property. This well thought out, beautifully appointed family home has been designed with a great deal of thought and attention to detail, combining traditional elements such as attractive brick elevations beneath a pantiled roof, with flush casement windows finished in heritage style colours. Linked with this however are the benefits of contemporary living and modern technology, with over-specified insulation, integrated photovoltaic panels to the roof with battery storage, under floor heating and an efficient central heating system that, combined, give this property a maximum predicted A rated energy performance, which would be of benefit in both the winter and summer months.

Internally the property will be finished to a high specification with a blend of contemporary fixtures and fittings and offering an excellent level of accommodation lying in the region of 3,100 sq.ft. plus its integral garage. The property boasts 4 double bedrooms with 2 ensembles and main family bathroom, the master suite also offering a large walk through dressing room. To the ground floor there are 2 main receptions including an attractive sitting room with solid fuel stove and double glazed sliders looking out into the garden and fields beyond. The study/family room is again a generous space that could be utilised for a variety of functions while the heart of the home will undoubtedly become the generous open plan living/dining kitchen which benefits from windows to 3 elevations as well as a central sky lantern flooding this area with light and affording attractive views into both the garden and fields beyond. In addition there is a useful spacious utility/boot room and ground floor cloak room, all leading off a well proportioned L shaped central hallway with staircase rising to a galleried landing above which combines to create a superb, well thought out and beautifully appointed home which is expected for completion in late Summer/Autumn of this year.

As well as the internal accommodation the property occupies a delightful plot, generous by modern standards, with a south to westerly rear aspect and accessed off a lane onto a substantial driveway with integral double garage and gardens to 3 sides. The rear garden affords a delightful aspect across to adjacent fields and has a substantial paved terrace which links back into both the living area of the kitchen and main sitting room, creating a fantastic outdoor entertaining space.

In addition the property will benefit from a 10 year warranty and viewing is essential 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.

AN ATTRACTIVE OAK FRAMED STORM PORCH LEADS TO THE MAIN ENTRANCE DOOR AND, IN TURN, INTO:

### INITIAL ENTRANCE HALL

21'9" x 11'5" (6.63m x 3.48m)

A well proportioned entrance vestibule having double glazed near full height window to the rear which overlooks the garden and neighbouring paddock beyond, staircase rising to the first floor landing above and further doors in turn leading to:

### SITTING ROOM

20'10" x 16'11" (6.35m x 5.16m)

A well proportioned reception flooded with light having large double glazed sliding patio door out onto the rear garden with an aspect across to the adjacent paddock, focal point to the room being an attractive exposed brick chimney breast with inset stove.

### OPEN PLAN LIVING/DINING KITCHEN

29' x 18'10" (8.84m x 5.74m)

A stunning, light and airy, well proportioned space benefitting from a sky lantern and an aspect to three elevations including a sliding patio door to the side overlooking adjacent paddocks and leading out into the landscaped garden. The room is large enough to accommodate both a living and dining space being open plan to the kitchen which will be tastefully appointed with a generous range of contemporary units and integrated appliances. (please note kitchen photo is a CGI and representative of the proposed finish and layout but elements may differ slightly on completion).

### STUDY/FAMILY ROOM

14'9" x 11'5" (4.50m x 3.48m)

A generous reception that could be utilised for a variety of purposes, perfect as a large home office or alternatively could be formal dining or an additional snug having double glazed window to the front.

Returning to the initial entrance hall a further door leads through into:

### GROUND FLOOR CLOAK ROOM

### UTILITY/BOOT ROOM

18'11" x 6'11" (5.77m x 2.11m)

A generous utility having composite double glazed to the side and further door into:

### GARAGE

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR GALLERIED LANDING

Having further doors leading to:

#### BEDROOM 1

21'9" x 12' (6.63m x 3.66m)

A fantastic well proportioned double bedroom benefitting from both a walk through dressing room and ensuite facilities and affording a delightful aspect across to adjacent paddocks and the Belvoir escarpment beyond.

#### DRESSING ROOM

8' x 8' (2.44m x 2.44m)

A generous walk through wardrobe/dressing room which in turn gives access into:

#### ENSUITE

8' x 8' (2.44m x 2.44m)

Having a contemporary suite and double glazed window to the rear.

#### BEDROOM 2

17' x 14'

A further well proportioned double bedroom with a pleasant aspect across adjacent paddocks and the Belvoir escarpment beyond, having a double glazed window and further door into:

#### ENSUITE

8'8" x 6'4" (2.64m x 1.93m)

Having a contemporary suite and double glazed window to the rear.

#### BEDROOM 3

19'4" max x 19'4" max (5.89m max x 5.89m max)

A further well proportioned double bedroom having an attractive part pitched ceiling and initial walk through wardrobe leading into a spacious double bedroom with double glazed window to the front.

#### BEDROOM 4

17'7" x 12' (5.36m x 3.66m)

Again a well proportioned double bedroom having double glazed window to the front.

#### FAMILY BATHROOM

12' x 8' (3.66m x 2.44m)

A well proportioned family bathroom having a contemporary suite and double glazed window to the side.

#### EXTERIOR

The property occupies a generous plot, particularly by modern standards, set back from the lane behind a hedged frontage with brick piers and an open gateway giving access onto a generous driveway which, in turn, leads to the integral double garage. The property benefits

from gardens to all sides with a south to westerly rear aspect, having a generous garden to the westerly side which in turn leads round to the rear, just off southerly facing, garden with a large paved terrace that links back into both the living area of the kitchen and main sitting room and benefits from a delightful aspect across to an adjacent paddock.

#### COUNCIL TAX BAND

Melton Borough Council - TBC

#### TENURE

Freehold

#### ADDITIONAL NOTES

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

The solar instillation is in ownership of the property and also benefits from battery storage.

Please note the figures stated on the EPC graph are based on the predictive (SAP) ratings. The property is yet to have its final EPC rating but these figures give an excellent gauge as to the high efficiency of the property.

#### 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>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

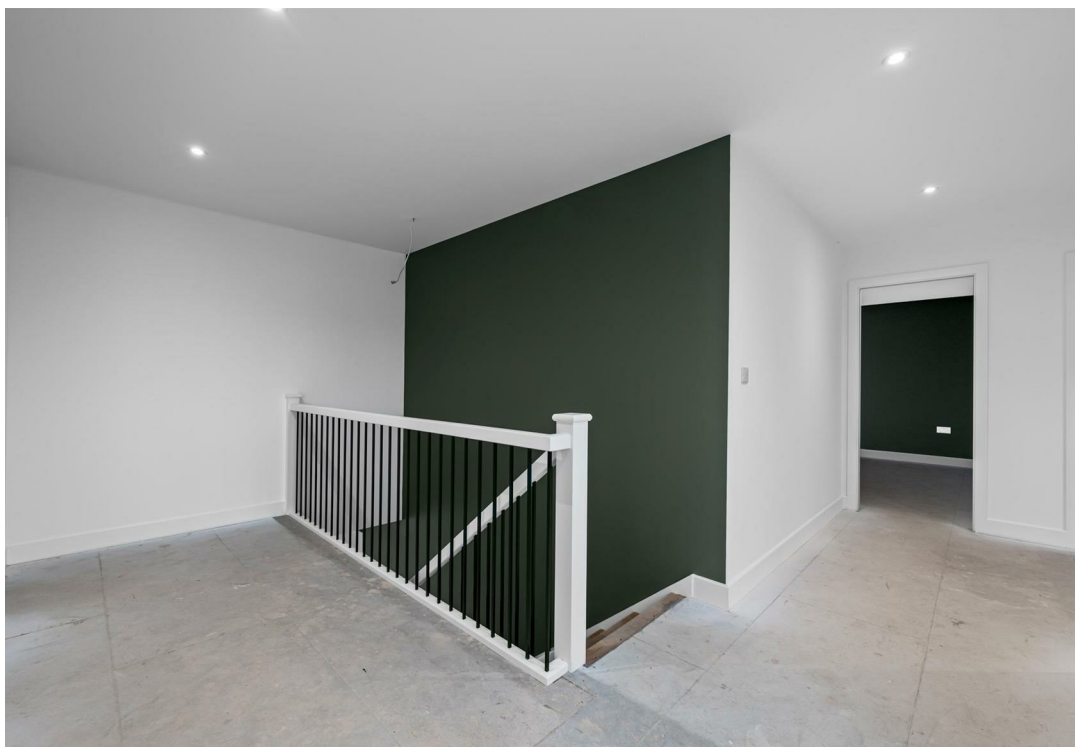
Planning applications:-

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

















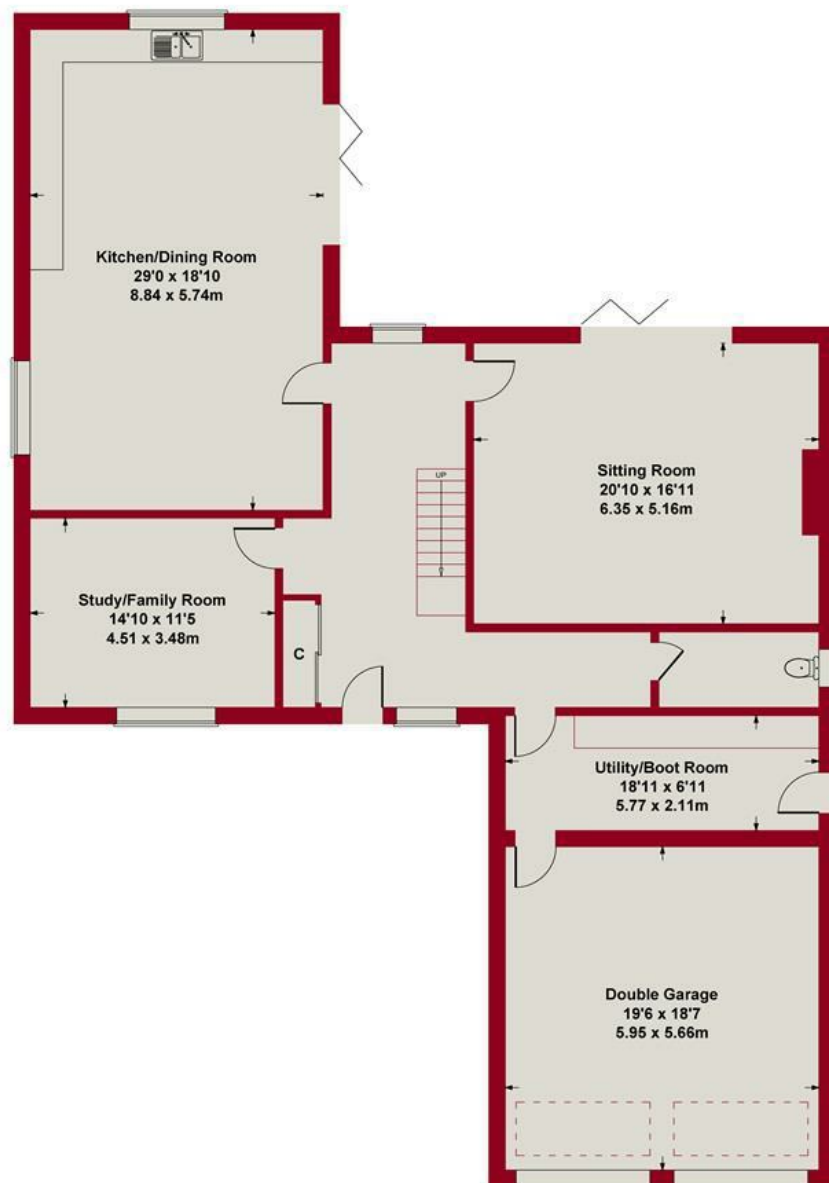
property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.

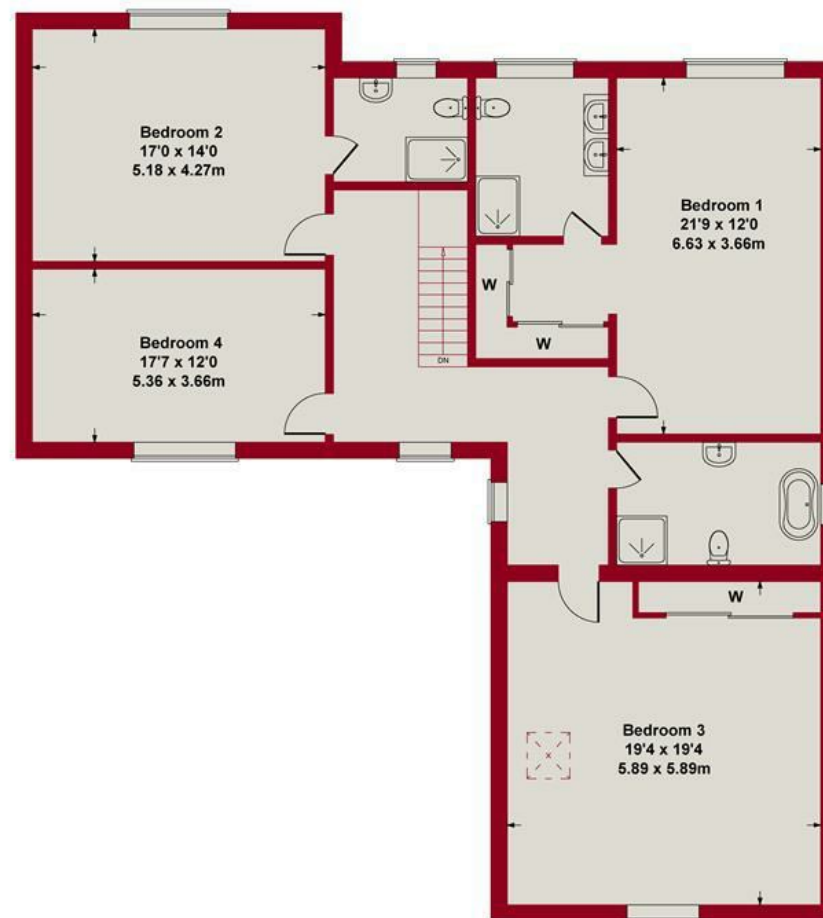
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
<b>England</b>	EU Directive 2002/91/EC	<b>England</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



GROUND FLOOR

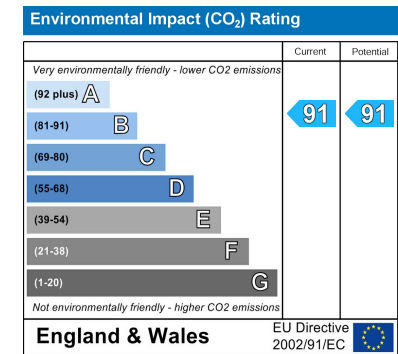
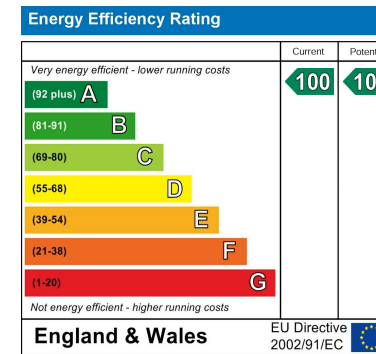


FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025





*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.*

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**RICS**



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