



## HARBY, MELTON MOWBRAY

Asking Price Of £499,950

Four Bedrooms

Freehold



**EXTENDED COTTAGE**

**DOWNSTAIRS WC**

**1732.99 SQUARE FOOT**

**LOCAL SCHOOLS NEARBY**

**DRIVEWAY AND GARAGE**

**THREE RECEPTION ROOMS**

**TWO ENSUITES**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND E**

**01664 566258**

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Extended four bedroom cottage situated in the well serviced village of Harby in the heart of the vale of Belvoir. The village benefits from a primary school, public house and local shop. Ideally placed for the A52, A46 and Grantham train station where there are high speed trains to London King's Cross.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, dining room, study, family room/office, kitchen and utility room to the ground floor. Four bedrooms, two being ensuite and a family bathroom to the first floor. The property benefits from a modern smart heating system powered by Google Nest. Outside the property benefits from generous off road parking, garage and both front and rear gardens



**ENTRANCE HALL** Hard wood door into the entrance hall having a staircase rising to the first floor landing, under stairs cupboard, radiator, slate tiled flooring and cottage latch doors off to;

**CLOAKROOM** Comprising of a close coupled wc, wall mounted wash hand basin, tiled splashback, radiator, slate tiled floor and a double glazed window.

**LOUNGE** 14' 5" x 18' 6" (4.4m x 5.65m) A well proportioned characterful main reception having dual aspect double glazed windows to the rear and side, further double glazed french doors leading out on to the rear garden allowing plenty of natural light to flood the room, radiator, TV aerial point, feature brick chimney breast with exposed timbers over, flagstone hearth and inset multi fuel stove and carpet flooring. Doors to the dining room, study, entrance hall and an opening through to the office/family room.

**FAMILY ROOM/OFFICE** 7' 6" x 8' 1" (2.29m x 2.47m) Situated between the lounge and kitchen this room could have multiple uses, having half height double doors leading through into the kitchen and a double glazed window to the side aspect, radiator, inset spot lights and wood flooring.

**KITCHEN/BREAKFAST ROOM** 14' 4" x 14' 1" (4.38m max x 4.31m Max) Fitted with a modern range of wall, base and drawer units, glass fronted display cabinet, breakfast bar, roll edge work surfaces, one and a half bowl ceramic sink and drainer unit, plumbing for a dishwasher, Range Master oven with gas hob and matching canopy hood over. Double glazed windows to the front and side aspects, inset LED lighting, TV aerial point, tiled flooring and door to the utility room.

**UTILITY ROOM** Having wall and base units, roll edge work surface, stainless steel sink and drainer, space and plumbing for a washing machine, ample room for free standing appliances, wall mounted consumer unit, radiator, tiled floor and a double glazed window to the rear aspect. Personnel door to the garage.

**DINING ROOM** 14' 5" x 12' 7" (4.41m x 3.85m) Characterful dining room, having two double glazed windows, one being a bay, to the front aspect, radiator, chimney breast with attractive herringbone brick fireplace and beamed mantle, slate tiled hearth and open grate, laminate wood flooring and a beamed ceiling.

**STUDY** 14' 6" x 7' 5" (4.42m x 2.27m) Having a double glazed window and an external door to the rear garden, central heating radiator, laminate wood flooring, beamed ceiling and steps down into the boiler room.

**BOILER ROOM** Providing generous storage and housing the gas central heating boiler, radiator, pitched ceiling and window to the side aspect.

**LANDING** Having part pitched ceiling, loft access hatch, double glazed window and cottage doors off to;

**MASTER BEDROOM** 13' 3" x 11' 6" (4.06m x 3.53m) Having two double glazed windows to the front aspect, radiator, original cast iron fireplace, inset LED lights, TV aerial point and carpet flooring. Archway leading through to the dressing area.

**DRESSING AREA** 6' 9" x 10' 0" (2.08m x 3.06m) Having a double glazed window to the rear aspect, radiator, hanging rails and shelving, carpet flooring part pitched ceiling and door to the ensuite.

**ENSUITE** 4' 3" x 9' 10" (1.3m x 3.02m) Comprising of a walk-in shower cubicle with fixed water fall shower and shower riser, close coupled WC, pedestal wash hand basin, tiled splashbacks, heated towel rail, wood flooring and double glazed window to the rear aspect.

**BEDROOM TWO** 11' 2" x 10' 2" (3.42m x 3.11m) Having a double glazed window to the side aspect, radiator, TV aerial point, fitted wardrobes and carpet flooring. Door through to the ensuite.

**ENSUITE** 6' 10" x 5' 3" (2.1m x 1.62m) Comprising of a corner shower cubicle with electric shower, close coupled WC, pedestal wash hand basin, tiled splashbacks, heated towel rail and extractor fan. Double glazed windows to both the side and rear aspects and white washed floorboards,

**BEDROOM THREE** 13' 11" x 13' 7" (4.26m x 4.15m) Spacious double room having two double glazed windows to the front aspect, two radiators, TV aerial point and carpet flooring.

**BEDROOM FOUR** 8' 2" x 8' 5" (2.49m x 2.59m) Having double glazed window to the side aspect, radiator, TV aerial point, part pitched ceiling and carpet flooring.

**BATHROOM** 8' 2" x 6' 9" (2.5m x 2.08m) Comprising of a free standing roll top bath with mixer tap and shower handset, close coupled WC, pedestal wash hand basin, and a heated towel rail. Two obscure double glazed windows to the rear aspect, exposed floorboards, part pitched ceiling with inset LED lights and extractor fan.

**FRONT GARDEN** Generous gravel drive providing off road parking for several vehicles, formal lawn with a dwarf wall to the front boundary, steps up to a gravel pathway leading to the front door storm porch. Outside electric sockets and garden tap.

**GARAGE** Having double doors to the front, power and light connected and roof storage. Personnel door to the utility room and a further door to the rear.

**REAR GARDEN** Having a paved and gravel seating area adjacent to the house, formal lawn with planted borders, vegetable garden with raised beds and a picket fence boundary, mature pear tree, hot tub area with a wooden gazebo, garden tap and electrical sockets. Wood panel fencing secures the boundary.

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.













### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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