



## **STATHERN LANE, HARBY**

**Offers In The Region Of £637,000**

**Three Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**APPROXIMATELY HALF ACRE**

**SOUTH FACING GARDEN**

**GOOD COMMUTER LINKS**

**NO CHAIN**

**OPEN COUNTRYSIDE VIEWS**

**VILLAGE WITH AMENITIES**

**LOCAL SCHOOLING**

**COUNCIL TAX BAND E**

**01664 566258**

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\*\*\*OFFERED WITH NO UPWARD CHAIN\*\*\*

A rare opportunity to purchase this three bedroom detached bungalow occupying an extensive approximately half an acre rural plot 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 on offer comprises of; entrance hall, lounge, kitchen, rear lobby, utility room, boiler room, dining room/bedroom three, master bedroom and a further bedroom with a shower cubicle and a family bathroom to the ground floor. There are two loft spaces with a Velux window. Outside the property benefits from ample off road parking, garage and extensive gardens with uninterrupted countryside views.

## PROPERTY DESCRIPTION

**ENTRANCE HALL** Hardwood door into the spacious entrance hall having a large window to the front aspect allowing plenty of natural light, radiator, carpet flooring and doors off to;

**LOUNGE** 17' 9" x 13' 11" (5.43m x 4.25m) Having dual aspect windows and patio doors opening out onto the garden, radiator, feature open-fireplace and carpet flooring.

**KITCHEN/DINER** 12' 0" x 11' 11" (3.68m x 3.65m) Having ample room for a dining table the kitchen is fitted with a Shortland Crafts handmade French Oak wall, base and drawer units, stainless steel one and a half bowl sink and drainer with mixer tap over, integrated Neff eye level double oven, Neff electric hob with extractor hood over. Window to the side aspect, radiator and vinyl flooring.

**REAR LOBBY** A great space to sit and relax, having patio doors opening out to the garden, gated access to the front, doors to the WC, utility room, boiler room, storage area and garage.

**WC** 5' 4" x 2' 7" (1.65m x 0.8m) Low flush WC.

**UTILITY ROOM** 8' 4" x 5' 4" (2.55m x 1.65m) Having base units, space and plumbing for a washing machine.

**BOILER ROOM** Housing the oil fired central heating boiler.

**DINING ROOM/BEDROOM THREE** 11' 4" x 11' 4" (3.46m x 3.46m) Currently used as a dining room this room having dual aspect windows, radiator and carpet flooring.

**MASTER BEDROOM** 15' 8" x 13' 10" (4.8m x 4.22m) Spacious master bedroom having a large bay window with fabulous views across the open countryside, radiator and carpet flooring.

**BEDROOM TWO** 10' 11" x 12' 10" (3.33m x 3.93m) Having a window looking across the open countryside,

radiator, walk-in shower cubicle and carpet flooring.

**BATHROOM** 8' 11" x 5' 10" (2.74m x 1.78m) Comprising of a panel bath and a vanity unit wash hand basin. Obscure glazed window, radiator, carpet flooring and tiled walls. A low flush WC is in a separate room next door.

**LOFT SPACE** Loft hatch with ladder in the inner hallway giving access to the separate attic spaces with a large Velux window.

**TO THE FRONT** Hidden from the road with mature shrubs and trees. Sweeping driveway to the front of the property with ample off road parking leading to the garage.

**GARAGE** 12' 0" x 19' 11" (3.68m x 6.08m) Having a sliding door with power and lighting connected.

**GARDENS** Private south facing garden having a large paved patio area adjacent to the rear of the property enjoying the countryside views. Garden tap, shed and greenhouse. Extensive lawn with an area of orchard, mature shrubs and flower beds.

**AGENTS NOTE** 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.









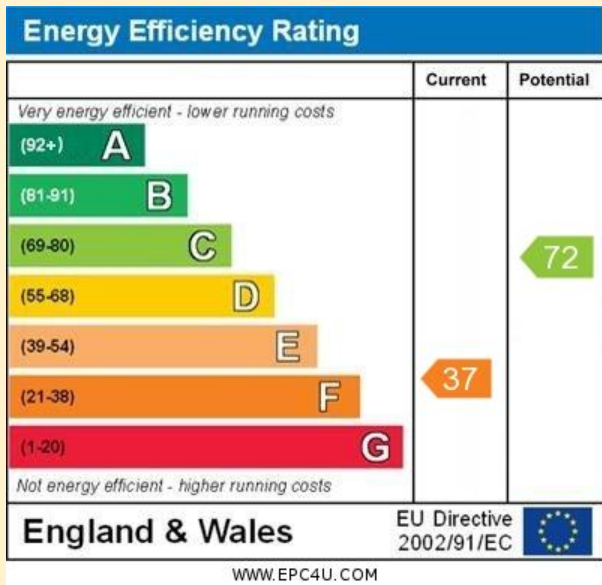




### Ground Floor



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



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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.