



SCHOOL LANE, HARBY

Asking Price Of £385,000

Three Bedrooms

Freehold



DETACHED COTTAGE

CHAIN FREE

COTTAGE GARDENS

GOOD COMMUTER LINKS

CARPORT

DOWNSTAIRS WC

VILLAGE LOCATION

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Mid 1800s character 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 on offer comprises; entrance hall, lounge, snug/diner, kitchen, side hall and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from cottage gardens to the front and rear, detached timber car port and a further small plot of land to the side.

ENTRANCE HALL Part glazed wood door into the entrance hall having stairs rising to the first floor landing, quarry tiled floor and wood door off to;

LOUNGE 12' 3" x 12' 2" (3.75m x 3.71m) Having a window to the front aspect, radiator, feature brick open-fireplace with coal effect gas fire, fitted storage cupboard to the alcove, beams to the ceiling and carpet flooring.

DINING ROOM/SNUG 7' 4" x 16' 5" (2.25m x 5.02m) Having a window and French doors opening onto the rear garden, radiator, log burning stove on a quarry tiled hearth, carpet flooring and opening through to the kitchen.

KITCHEN 12' 9" x 11' 0" (3.89m x 3.36m) Fitted with a range of wall, base and drawer units with tiled work surfaces over, ceramic one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for both a washing machine and dishwasher. Integrated electric oven and gas hob with extractor hood over. Dual aspect windows, beams to the ceiling, quarry tiled floor and wood door to the side hall.

HALL Having an external door to the side of the property, quarry tiled floor and wood door to the cloakroom.

WC 5' 2" x 2' 9" (1.58m x 0.85m) Having a low flush WC, wash hand basin, radiator, quarry tiled floor and an obscure glazed window.

LANDING Taking the stairs from the entrance hall to the first floor landing with wood doors off to;

BEDROOM ONE 12' 8" x 12' 1" (3.87m x 3.69m) Having a window to the front aspect, radiator, original cast iron fireplace, in-built storage cupboard and carpet flooring.

BEDROOM TWO 12' 2" x 10' 2" (3.72m x 3.12m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 7' 4" x 9' 0" (2.24m x 2.75m) Having a window to the rear aspect, radiator, broadband data point and carpet flooring.

BATHROOM 7' 4" x 6' 9" (2.25m Max x 2.06m) Comprising of a panel bath with shower over and folding shower screen, low flush WC, vanity unit wash hand basin and a wall mounted cabinet. Obscure glazed window, radiator and tiled flooring.

FRONT GARDEN Paved pathway to the storm porch and private seating area with very well established assorted flower and shrub borders. Timber storage shed, garden tap and side gate to the rear garden.

CARPORT AND SIDE GARDEN Detached timber carport with off road parking, small garden to the side with a timber shed.

REAR GARDEN Lovely private cottage garden having a paved seating area adjacent to the cottage, lawn with established shrubs and hedge borders.

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



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 and 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.