



44 Stathern Lane, Harby, Leicestershire,
LE14 4DA

No Chain £545,000
Tel: 01949 836678

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

An opportunity to purchase a really interesting, individual detached home which occupies a generous, established plot approaching 1/4 of an acre, having gardens running to three sides and benefitting from a south to westerly rear aspect across to adjacent paddocks.

This individual home offers a versatile level of accommodation lying in the region of 1,800 sq.ft., offering four bedrooms and two reception areas as well as a dining kitchen, conservatory, useful utility and ground floor cloakroom.

The property is offered to the market with no upward chain and is likely to require a degree of modernisation based on today's requirements but provides an excellent blank canvas for those wishing to place their own mark on a home.

As well as the main accommodation the property occupies a delightful established plot with a good level of off road parking, having two garages and car port as well as a further run of outbuildings providing workshop and storage space. Within the garden there is also a substantial annexe building which has been utilised as a workshop and games room but could offer further scope, subject to necessary consent.

Overall this is an excellent opportunity to acquire an individual home with further scope lying within this well served and popular Vale of Belvoir village.

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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

16'3" x 5'5" min (4.95m x 1.65m min)



Having spindle balustrade staircase rising to the first floor galleried landing, useful under stairs alcove beneath, deep corniced ceiling, central heating radiator, deep skirting and double glazed windows to the side elevations.

Further doors leading to:

SNUG

12'6" x 12'3" (3.81m x 3.73m)



A versatile reception which has been utilised as a snug but would make excellent ground floor office having feature, exposed brick fireplace with quarry tiled hearth and inset gas flame coal effect fire, alcoves to the side, deep corniced ceiling, central heating radiator and double glazed window to the front.



OPEN PLAN SITTING/DINING ROOM

27' x 12'6" (8.23m x 3.81m)



A well proportioned reception which is large enough to accommodate both a living and dining area having feature beamed ceiling, the focal point to the room being exposed brick chimney breast with quarry tiled hearth and inset solid fuel stove, raised plinths to the side, two central heating radiators and two double glazed windows to the front.

French doors leading through into:



CONSERVATORY

13'5" x 11'4" (4.09m x 3.35m; 1.22m)



Having a pleasant aspect into the rear garden with double glazed windows to the side and rear, French doors leading onto the terrace, pitched polycarbonate roof with inset skylight and tiled floor.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

OPEN PLAN DINING KITCHEN

20'5" x 10'3" in total (6.22m x 3.12m in total)



A well proportioned open plan space which benefits from an aspect into the rear garden and views across to an adjacent paddock beyond. The initial reception area makes ideal dining, linking through into the kitchen, with central heating radiator, feature beamed ceiling and panelling, central heating radiator and double glazed window to the front. The dining area being open plan to the kitchen which is fitted with a generous range of Shaker style wall, base and drawer units having quartz preparation surfaces, inset sink unit with chrome swan neck mixer tap and quartz upstands, integrated appliances including under counter fridge and Ranger Master range with concealed chimney hood over, feature beamed ceiling and double glazed windows to the front and side.

RETURNING TO THE DINING AREA OF THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:



UTILITY ROOM

11'2" x 6'1" (3.40m x 1.85m)



Having a range of wall units, preparation surface, plumbing for washing machine and dishwasher, space for further free standing appliances, quarry tiled floor, wall mounted Baxi central heating boiler and window to the rear elevation.

A further door leads through into:

INNER LOBBY

5'11" x 3'2" (1.80m x 0.97m)

Having fitted wall units with surface under, inset sink unit with chrome swan neck mixer tap and tiled splash backs and continuation of the quarry tiled floor.

GROUND FLOOR CLOAKROOM

4'3" x 3'3" (1.30m x 0.99m)



Having a two piece suite comprising WC and wall mounted washbasin, central heating radiator, quarry tiled floor and obscured glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having deep skirting, access to loft space above, central heating radiator and two double glazed windows to the front.

Further doors leading to:

BEDROOM 1

9'7" x 11' (including wardrobes) (2.92m x 3.35m (including wardrobes))



A further double bedroom having aspect to the front as well as benefitting from ensuite facilities with built in wardrobes, central heating radiator and double glazed window.

A further door leads through into:

ENSUITE SHOWER ROOM

8'2" x 2'7" (2.49m x 0.79m)

Having suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator, wall mounted shaver point and tiled walls and floor.

BEDROOM 2

12'8" deep x 13' (into wardrobes) (3.86m deep x 3.96m (into wardrobes))



A double bedroom benefitting from a dual aspect having double glazed windows to the front and rear, a run of built in wardrobes with overhead storage cupboards and central heating radiator.



BEDROOM 3

12'10" into wardrobes x 9' (3.91m into wardrobes x 2.74m)
A double bedroom currently being utilised as a home office, having a fantastic aspect to the rear across the property's garden and the neighbouring paddock beyond. The room having fitted cupboards, central heating radiator and double glazed window.

BEDROOM 4

11' x 8' (3.35m x 2.44m)
A double bedroom having aspect to the side with fitted wardrobes, central heating radiator and double glazed window.

BATHROOM

11' x 10'2" (3.35m x 3.10m)



Having a suite comprising Showerlux double ended spa bath with chrome mixer tap and integrated jets, WC with concealed cistern and vanity surface over with inset washbasin and tiled shower enclosure, vanity unit providing a good level of storage, two contemporary towel radiators and double glazed windows to the rear and side elevations

EXTERIOR



The property occupies a generous, established plot approaching 1/4 of an acre and benefitting from a south to westerly rear aspect across to adjacent paddocks. As well as providing a good level of off road parking there are two garages and car port together with a further run of outbuildings providing workshop and storage space. Within the garden there is also a substantial annexe building which has been utilised as a workshop and games room but could offer further scope, subject to necessary consent.







CAR PORT

16'9" deep x 10'4" wide (5.11m deep x 3.15m wide)



An initial open fronted car port with timber field gates and pitched polycarbonate roof.

GARAGE

19'3" x 11'8" (5.87m x 3.56m)



Having roller shutter door, a high ceiling and double glazed windows to the side.

Further doors leading through into what was originally a stable block but now provides useful storage/workshop space.

STABLE 1

13'6" deep x 7'2" wide (4.11m deep x 2.18m wide)

Having power and light and timber ladder rising up to the first floor.

STABLE 2

13'3" deep x 7'3" wide (4.04m deep x 2.21m wide)

Having power and light.

RETURNING TO THE CAR PORT WHERE THERE IS ACCESS TO:

SECONDARY GARAGE

16'4" deep x 13'5" wide (4.98m deep x 4.09m wide)



Having a high ceiling, electric roller shutter door, power and light, open truss roof, sink and window to the side.

ANNEXE BUILDING

HAVING INITIAL DOUBLE GLAZED DOORS LEADING THROUGH INTO:

RECEPTION AREA

15'10" x 5'6" (4.83m x 1.68m)

Having double glazed window to the side.

Further doors leading to:

WORKSHOP

11'3" x 11'6" (3.43m x 3.51m)

Having power and light, open truss roof and two double glazed windows to the front.

GAMES ROOM

21'5" x 18" (6.53m x 5.49m)

A fantastic versatile space that has been utilised as a games room but would be ideal as a home office or gym, having power and light, two double glazed windows and French door into the garden.

COUNCIL TAX BAND

Melton Borough Council - Band E

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).

The property has solar panels installed, which are in full ownership.

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>

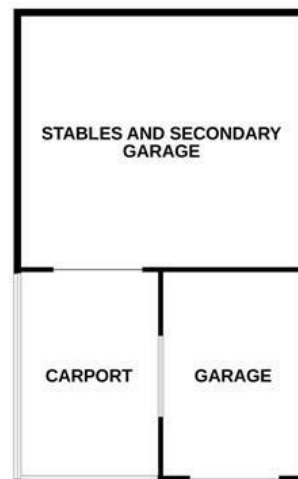
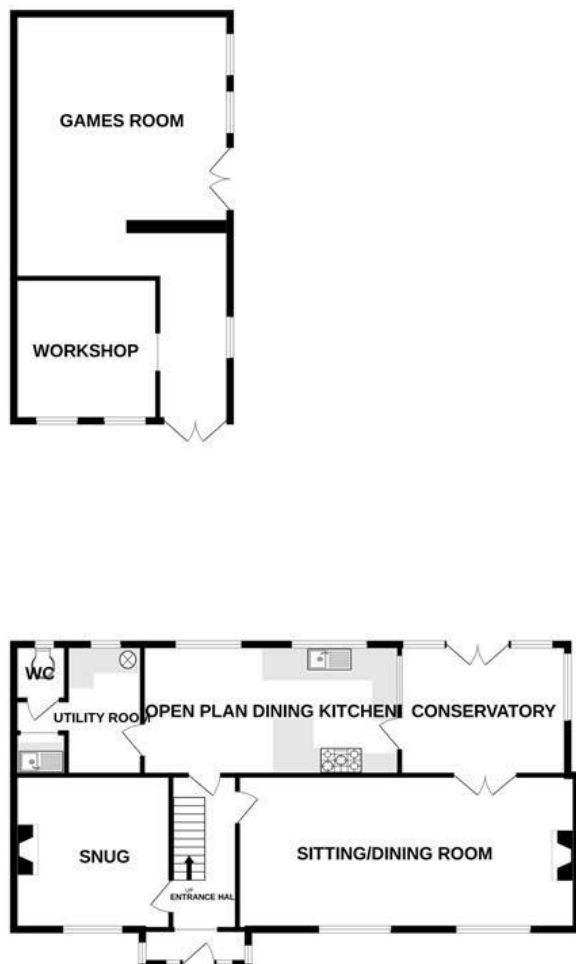
School Ofsted reports:-

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

Planning applications:-

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

GROUND FLOOR



1ST FLOOR



44 STATHERN LANE, HARBY LE14 4DA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers