



19 School Lane, Harby,
Leicestershire, LE14 4BZ

Offers In The Region Of **£335,000**

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this interesting individual detached traditional bungalow located on a fantastic generous plot right at the heart of this highly regarded Vale of Belvoir village.

This individual bungalow offers in the region of 1200 sq ft of internal accommodation and provides a fantastic opportunity for a wide range of prospective purchasers to acquire a single storey home with considerable potential, making use of its delightful established plot which benefits from a southerly aspect to the rear.

The property is set well back from the lane behind a considerable frontage providing an excellent level of off road parking as well as detached garage, leading to the double fronted facade of the bungalow behind which lies a versatile level of accommodation.

The accommodation comprises initial entrance hall with cloakroom and separate shower room off, well proportioned dual aspect sitting room which leads through into a garden room at the rear, dining kitchen and two double bedrooms.

The property benefits from majority UPVC double glazing and upgraded gas central heating boiler and is offered to the market with no upward chain.

Due to the nature of the garden space it is likely there is considerable scope to extend the accommodation further, subject to consent, so may well appeal to those with a higher budget looking to create a unique home to their own specification.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

DOUBLE TIMBER ENTRANCE DOORS LEAD THROUGH INTO:

STORM PORCH

Having quarry tiled step and further timber entrance door with glazed lights leading through into:

ENTRANCE HALL

10'7 x 8'8 (3.23m x 2.64m)



A well proportioned entrance vestibule having high ceiling, built in cloaks cupboard providing a good level of storage and door to:

CLOAKROOM

5'6 x 2'8 (1.68m x 0.81m)



Having mid flush wc, wall mounted wash basin, UPVC double glazed window to the front.

SITTING ROOM

22' 7 max x 12'5 (6.71m 2.13m max x 3.78m)



A well proportioned reception benefitting from a dual aspect as well as linking through into the useful addition of a garden room at the rear. The focal point of the room is a

raised finished stone fireplace with electric fire, high ceiling, picture rail, two central heating radiators, UPVC double glazed bay window to the front and additional windows to the side.

GARDEN ROOM

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



A versatile reception space having pleasant aspect into the rear garden, shelved alcove, central heating radiator, pitched polycarbonate roof, UPVC double glazed windows and sliding patio door into the garden.

DINING KITCHEN

15'0 max x 12'6 (4.57m max x 3.81m)



A well proportioned dining kitchen having delightful aspect into the rear garden and although requiring a general programme of updating is currently fitted with a generous range of wall, base and drawer units, laminate preparation surfaces, inset stainless steel one and a third bowl sink and drainer unit, tiled splashbacks. Integrated appliances include AEG induction hob with filter hood over, Neff microwave and fan assisted oven, plumbing for washing machine, space for free standing fridge freezer, built in dresser unit which also houses the replacement Baxi gas central heating boiler, central heating radiator, single glazed window and exterior door into the garden.

SHOWER ROOM

8'7 x 7'2 (2.62m x 2.18m)



Having shower enclosure with glass screen and wall mounted electric shower, close coupled wc, vanity unit with inset wash basin, central heating radiator and UPVC double glazed window to the front.

INNER HALLWAY

7'9 x 2'11 (2.36m x 0.89m)

Having access to loft space, central heating radiator and further doors to:

BEDROOM 1

14'11 x 12'0 (4.55m x 3.66m)



Having UPVC double glazed window to the rear, built in wardrobe with overhead storage cupboard, further free standing wardrobes with dressing table and drawer units, central heating radiator.

BEDROOM 2

13'5 into bay x 11'11 (4.09m into bay x 3.63m)



A further well proportioned double bedroom having

walk-in double glazed bay window to the front, central heating radiator, free standing wardrobes with overhead storage cupboards.

EXTERIOR



One of the main selling points of the property is its fantastic plot generous by modern standards and located right at the heart of the village. Set back behind a generous frontage with gravel driveway providing a considerable level of off road parking as well as:

DETACHED GARAGE



Having pitched roof, up and over door, window and power connected. There is potential, subject to any necessary planning consents, for conversion into a home office.

GARDENS

The front garden is mainly laid to lawn with inset shrubs and pathway leading to the front door, there is access to both side elevations providing considerable scope to extend the property, subject to any necessary consents.

The side and rear garden is mainly laid to lawn, well stocked with established trees and shrubs, bordered by hedging and fencing. Having paved terrace directly to the rear of the property with canopied rear porch providing a pleasant place to sit looking out onto the garden which overlooks established neighbouring gardens.

COUNCIL TAX BAND

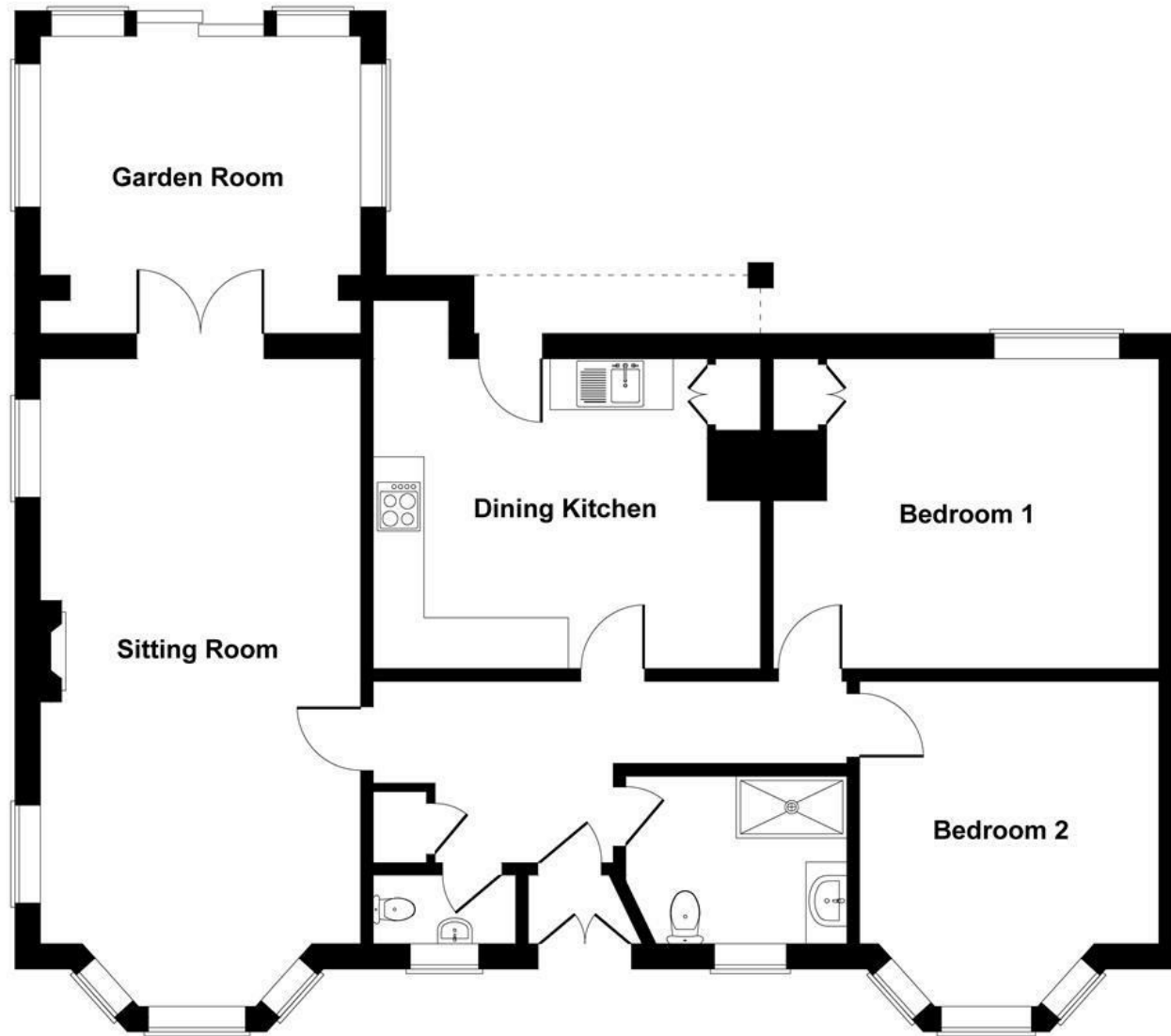
Melton Borough Council - Tax Band D.

IMPORTANT NOTICE

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

TENURE

The property is Freehold.



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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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



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