



Watsons Lane, Harby
Offers Over £575,000



SPREY
PROPERTY



Located in the heart of the Vale of Belvoir village of Harby, Cedarside is an energy efficient home combining modern open plan family living with country charm, generous proportions, income generating solar panels, EV charging point and a high-end finish throughout. This stunning village residence has been extensively extended whilst retaining original features and an abundance of natural light. The property is positioned on a quiet lane but within walking distance of the village school, public house, and amenities.

The property has been thoughtfully configured to provide an entrance hall, contemporary living kitchen dining room, separate sitting room, utility, pantry, and a cloakroom to the ground floor. The first floor offers four bedrooms and a well-appointed family bathroom; the principal bedroom has an en suite. Outside is a pretty and secluded rear garden, mainly laid to lawn with raised flower beds and a patio area, a garage and driveway. The frontage offers a lawned area with flower borders and an electric car charger point.

Call for more details and to arrange a viewing.

Tenure: Freehold
All mains services
EPC: A
Council Tax: D





DIMENSION ENTRANCE HALL:

W/C:

SITTING ROOM: 3.40m x 5.27m (11'2" x 17'3")

KITCHEN/LIVING/DINING ROOM: 6.59m x 8.49m (21'8" x 27'10")

PANTRY: 1.24m x 1.00m (4'1" x 3'3")

UTILITY: 2.93m x 2.39m (9'7" x 7'10")

LANDING:

BEDROOM ONE: 3.31m x 10.10m max (10'10" x 17'9") max

EN-SUITE: 2.59m x 2.39m (8'6" x 7'10") max

BEDROOM TWO: 3.33m x 2.78m (10'11" x 9'1")

BEDROOM THREE: 2.40m x 4.14m (7'10" x 13'7") max







BEDROOM FOUR: 2.65m x 2.77m (8'8 x 9'1")

FAMILY BATHROOM: 2.39m x 3.65m (7'10" x 12')

VILLAGE LIFE The village of Harby lies in the Vale of Belvoir and has amenities including a primary school and local shop. The primary school has a very high reputation with parents and the community.

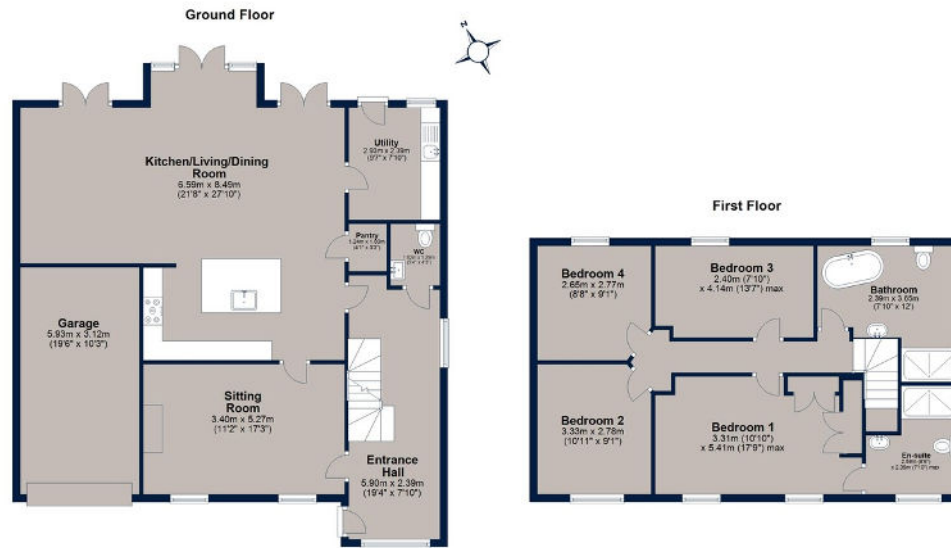
Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approximately half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide.





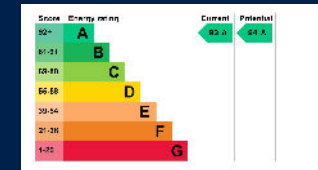
Watsons Lane, Melton Mowbray



Total area: approx. 188.1 sq. metres (2024.4 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
 Plan produced using PlanItUp.



An energy efficient detached home with income generating solar panels and over 2000 square feet of floor space. Two receptions with a contemporary open plan kitchen/living/dining room and four bedrooms. Private rear gardens, parking and a garage. EPC rating A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements