



**Stathern Lane, Harby**

Melton Mowbray, Leicestershire, LE14 4DA





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Offered to the market is this beautifully presented, five bedroom, detached family home. Located within the popular Village of Harby and having accommodation comprising: Entrance hall, family room, ground floor w.c., spacious living room with feature log burning stove, modern light and bright contemporary kitchen diner, utility room, five double bedroom, two of which enjoy en-suite shower room, family bathroom, double garage, landscaped gardens and driveway with electric gate providing off street parking. EPC Rating - D. Freehold. Council Tax Band - F. No Upward Chain.

**Entrance**

Solid wooden front door onto Entrance Hall.

**Entrance Hall**

A lovely light and bright welcoming reception space having white panel and glazed interior doors to accommodation, returning staircase to the first floor, double panel radiator, telephone point, solid wooden flooring, wall mounted electric gates control and intercom and storage cupboard.





### ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wall mounted wash basin, single panel radiator, uPVC double glazed window and tiling to the floor and wet areas.

### Living Room

11'11" x 23'0" (3.65 x 7.02)

A light and bright spacious primary reception room with uPVC double glazed window to the front elevation and full opening French doors leading out to the rear garden, contemporary wood effect flooring, feature brick fireplace with inset log burning stove, telephone point, double radiator and television point.

### Study

7'9" x 12'0" (2.37 x 3.66)

Another light double aspect reception room with uPVC double glazed windows to two elevations, television point and single panel radiator.

### Kitchen Diner

13'1" x 23'10" (max) (4.00 x 7.27 (max))

A contemporary open plan kitchen diner being fitted with a good range of base and wall mounted units with solid work surface over, built-in dishwasher, inset sink and drainer, space for dual fuel range cooker, tiled flooring, radiator, uPVC double glazed window and full opening French doors leading out to the rear garden and door to the Utility Room.

### Utility Room

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for American style fridge freezer and under counter washing machine, wall mounted gas central heating boiler with Nest controls, single panel radiator, continuation of the tiled flooring and uPVC double glazed door to the side elevation.

### Landing

Large uPVC double glazed window, white panel doors to the first floor accommodation and airing cupboard, single panel radiator and having loft access.

### Master Bedroom

11'6" x 12'9" (3.52 x 3.90)

UPVC double glazed window, single panel radiator and door to the En-Suite Shower Room.

### En-Suite

Fitted with a modern three piece white suite comprising: Double shower cubicle with chrome shower over, w.c. and pedestal wash basin. Tiled flooring, tiling to wet areas, stainless steel vertical heated towel rail and uPVC double glazed window.

### Bedroom Two

10'8" x 12'0" (max) (3.27 x 3.67 (max))

UPVC double glazed window, single panel radiator and door to the En-Suite Shower Room.

### En-Suite

Fitted with a modern three piece white suite comprising: Shower cubicle with chrome shower over, w.c. and pedestal wash basin. Tiling to wet areas, single panel radiator and uPVC double glazed window.

### Bedroom Three

11'0" x 11'9" (max) (3.37 x 3.59 (max))

UPVC double glazed window and single panel radiator.

### Bedroom Four

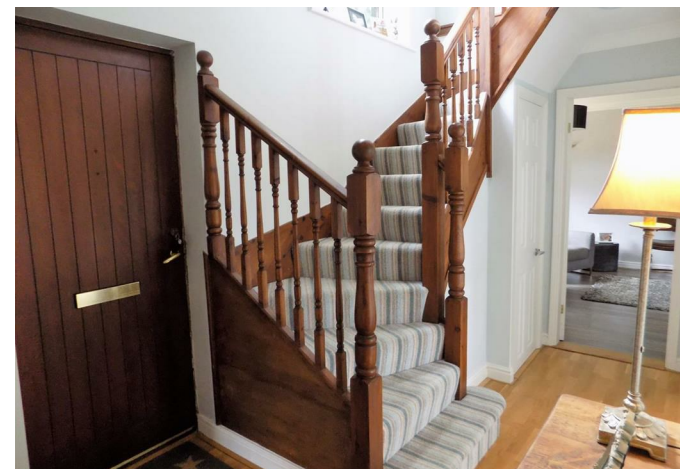
7'6" x 11'10" (2.30 x 3.62)

UPVC double glazed window and single panel radiator.

### Bedroom Five

6'9" x 9'9" (2.08 x 2.99)

UPVC double glazed window and single panel radiator.





### Family Bathroom

Fitted with a modern three piece white suite comprising: Panel bath shower over and glass shower screen, w.c. and pedestal wash basin. Tiled flooring, tiling to wet areas and uPVC double glazed window.

### Double Garage

Two garage doors to the front, pedestrian door to the rear and light and power.

### Rear Garden

Immediately to the rear of the property is a good sized flagstone patio area leading onto a shaped lawn with inset fruit trees and flourishing planted borders, the flagstone patio then wraps around to the side of the property to the pedestrian gate accessing the front.

### Outside to the Front

An electric gate accesses the graveled driveway providing off street parking for several vehicles.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total area; approx. 1652.4 sq. feet



