

Alexanders

School Lane

Harby

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# School Lane

## Harby

- Stunning 17th Century cottage
- Authentic country kitchen with breakfast area
- Five spacious reception areas
- Luxurious main bedroom with en-suite and dressing room
- Three additional generously sized double bedrooms
- West-facing rear gardens with raised lawn and sunken patio
- Ample off-road parking
- No upward chain
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Sold with NO UPWARD CHAIN Dairy Cottage, is a spacious four-bedroom family home which has been thoughtfully and tastefully improved with an eye for detail and quality. With an injection of modern twists, the property still retains many of its original features with some dating back to the 17th Century.

### Accommodation

Inside the property, expect to find an inviting entrance hall, an authentic country kitchen with breakfast area, spacious living room, versatile family / sun room, a quiet study, elegant dining room, cozy snug and a practical utility room. On the first floor, the luxurious main bedroom boasts an en-suite and a walk-in dressing room, complemented by a further three generously sized double bedrooms and a stylish family bathroom. The beautifully landscaped rear gardens are predominantly west-facing, featuring a raised lawn area and a sunken patio that enjoys plenty of sunshine. There is also a south-facing courtyard, established borders, a garden shed, and ample parking.

### Location

Harby enjoys an excellent reputation, thanks to its blend of attractive surroundings, excellent services, and its renowned primary school. The village also offers a range of amenities, including a pre-school, garage, local shop, café, pub, village hall, church, and park.





## Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please visit [alexanders-estates.com](http://alexanders-estates.com).

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH, Council Tax Band E.

## Measurements

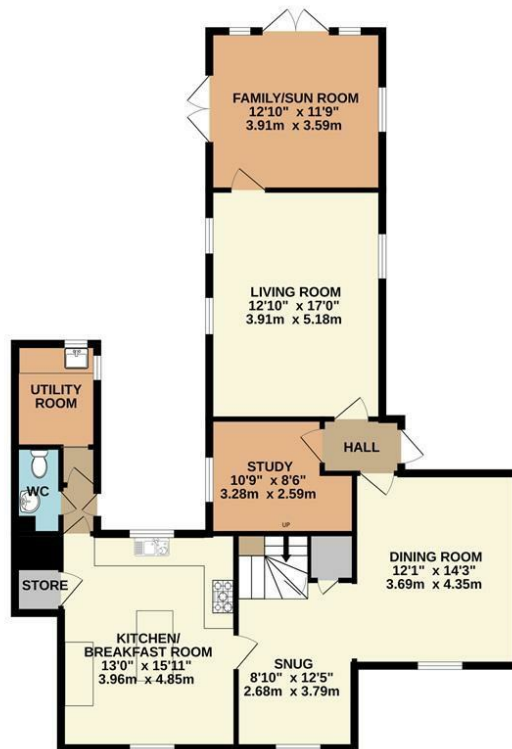
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

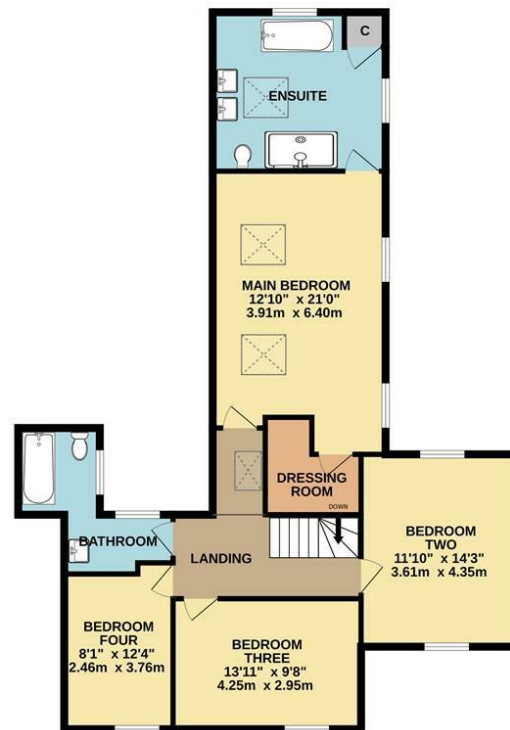
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.



GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.7 sq.m.) approx.

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 5/2025



Viewing by appointment only

**Alexanders**

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## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.