



**LANGAR LANE, HARBY**

**Asking Price Of £485,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**WET ROOM AND UTILITY ROOM**

**GOOD COMMUTER LINKS**

**DOUBLE GARAGE AND DRIVEWAY**

**COTTAGE AND COURTYARD GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**COUNTRYSIDE VIEWS**

**COUNCIL TAX BAND F**

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This four bedroom detached house was sympathetically converted in the early 1990s retaining many of the period features and character throughout. Situated in a quiet courtyard setting, shared with only two other character dwellings in the sought after village of Harby and enjoying views of the Grantham Canal. The village benefits from a primary school, public house, local shop and garage. Ideally placed for the A52, A46 and Grantham train station where there are high speed trains to London King's Cross.

The accommodation on offer comprises: entrance hall, cloakroom, dual aspect lounge with open fireplace, dining room, spacious breakfast kitchen and a utility room to the ground floor. Four spacious double bedrooms, ensuite bathroom to the main bedroom and a separate wet room to the first floor. Outside the property benefits from a double width driveway, double garage, enclosed lawned garden and separate courtyard garden which catches the afternoon and evening sun and enjoys spectacular views across the adjacent Grantham Canal and Vale countryside beyond.

**ENTRANCE HALL** Front door into the light and airy entrance hall with dual aspect windows, staircase leading to the first floor landing, tiled flooring with deep pine skirting and cottage latch ledge and brace doors leading to:

**LOUNGE** 15' 4" x 16' 8" (4.69m x 5.10m) Having three dual aspect windows and french doors opening onto the rear courtyard with open views makes this generous reception room light and airy. Feature exposed brick fireplace and flagstone hearth inset with an open grate, heavily beamed ceiling, deep pine skirting, two radiators and carpet flooring.

**REAR LOBBY** Having a beamed ceiling, timber exterior door leading into the rear courtyard, cottage latch ledge and brace doors leading to:

**CLOAKROOM** 3' 8" x 4' 0" (1.13m x 1.22m) Comprising dose coupled WC, wall-mounted wash basin with traditional style taps, tiled splash backs, pine skirting, wall-mounted electrical consumer unit, ceiling light point and wall-mounted extractor.

**KITCHEN/BREAKFAST ROOM** 13' 5" x 19' 2" (4.09m x 5.85m) Spacious kitchen with ample room for large dining table. Fitted with a generous range of limed oak fronted wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, tiled splash backs, space and plumbing for a washing machine and dishwasher. Integrated single Neff oven, Neff four ring gas hob with extractor hood over, integrated fridge. Dual aspect windows to both front and side aspects, Worcester central heating boiler, quarry tiled floor, door to the utility room.

**DINING ROOM** 13' 8" x 12' 2" (4.17m x 3.73m) Having dual aspect windows to the garden and courtyard, exposed brick fireplace with flagstone hearth and open grate, beamed ceiling, deep pine skirting, radiator and carpet flooring.

**UTILITY/BOOT ROOM** Radiator, tiled flooring, window and door to the rear garden.

**LANDING** Taking the stairs to the first floor landing having a window to the rear aspect with far reaching views of the Vale, part-pitched ceiling with exposed beams, deep pine skirting and carpet flooring. Cottage latch ledge and brace doors leading to:

**BEDROOM ONE** 11' 3" x 16' 0" (3.43m x 4.88m) Nicely proportioned bedroom having two windows to the front aspect, two radiators, part-pitched ceiling with exposed beams, deep pine skirting, built-in over stairs storage cupboard/wardrobe, carpet flooring and door to the ensuite.

**ENSUITE BATHROOM** 5' 4" x 5' 4" (1.65m x 1.65m) Comprising panelled bath, dose coupled WC and a pedestal wash hand basin. Window to the side enjoying the countryside views, radiator, part-pitched ceiling with exposed beams, extractor fan, tiled walls and flooring.

**BEDROOM TWO** 11' 8" x 13' 6" (3.58m x 4.14m) Having dual aspect windows to the front and side aspects, radiator, fitted wardrobes, part-pitched ceiling with exposed beams, deep pine skirting and carpet flooring.

**BEDROOM THREE** 10' 5" x 13' 9" (3.19m x 4.21m) Having dual aspect windows with views of the canal and countryside beyond, radiator, part-pitched ceiling with exposed beams, deep pine skirting and carpet flooring.

**BEDROOM FOUR** 10' 7" x 9' 4" (3.23m x 2.87m) Having a window to the side aspect with views of the canal and open countryside, radiator, exposed beams, deep pine skirting and carpet flooring.

**WET ROOM** 5' 10" x 5' 4" (1.79m x 1.63m) Fully tiled wet room with a dose coupled WC and a pedestal wash hand basin. Obscure glazed window, radiator and a part-pitched ceiling with beams.

**FRONT ASPECT** Landscaped for low maintenance with a paved pathway to the front door and well stocked borders. To the side of the property is a timber gate giving access into an enclosed side garden.

**DOUBLE GARAGE** 16' 5" x 18' 10" (5.01m x 5.75m) Detached double garage having an electric up and over door, lighting and power connected. Substantial lofts storage.

**SIDE GARDEN** South facing garden having a paved patio area adjacent to the house with a further graveled seating area, formal lawn and well established shrub beds and trees.

**COURTYARD GARDEN** Private courtyard garden with large paved terrace, dimming shrubs and enjoying fantastic open views across the Grantham canal and fields beyond.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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