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School Lane, Harby, Melton Mowbray

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 5

Set in a desirable position, this delightful and deceptively spacious period home offers approximately 2,118 sq. ft. of versatile accommodation, combining charming original features with modern family living- CORRECTED FLOORPLAN UPLOADED

- Character property with features including exposed beams & fireplaces with CORRECTED FLOORPLAN UPLOADED
- Five reception rooms
- Separate utility room & ground floor WC
- Immaculately presented throughout
- Four bedrooms
- Kitchen/breakfast room with island
- Landscaped rear garden with patio
- Fantastic village location



















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The ground floor is thoughtfully arranged to provide both open and separate living spaces. At the heart of the home is a stunning kitchen/breakfast room, featuring solid wood cabinetry, a central island, and exposed ceiling beams that add warmth and character. A separate utility room and WC enhance practicality. Adjoining the kitchen is a cosy snug, while a generous dining room offers an ideal setting for formal entertaining. The welcoming living room is complemented by a feature fireplace and flows through to a bright and airy family/sun room, which enjoys views over the garden. A study provides the perfect space for home working, and a central hallway connects the accommodation with convenient access to the staircase.

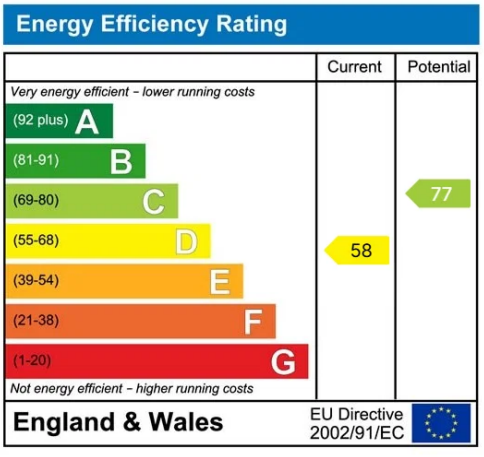
Upstairs, the property continues to impress with well-proportioned bedrooms. The principal bedroom suite includes a dressing room and a stylish en-suite bathroom, creating a peaceful retreat. There are three further bedrooms, all served by a well-appointed family bathroom, making this an ideal home for families or those needing guest accommodation.

From the outside, the property immediately impresses with its attractive mix of brick and rendered elevations, ample parking, and a well-maintained frontage. To the rear, a private, south west facing landscaped garden provides a wonderful space for relaxing and entertaining, complete with a patio seating area which is south facing, a real sun trap!

Harby provides a strong sense of community with amenities including a primary school, shop, garage, and village pub. The village enjoys an active social calendar, with fitness classes, community events, an annual pantomime and beer festival, alongside cycling, walking and running groups that make the most of the surrounding countryside. Additional sporting and leisure facilities, including tennis, football, dance and fitness clubs, are available nearby, while further facilities can be found in nearby Bingham, Melton Mowbray and Newark. Grantham railway station is also within easy reach, offering direct high-speed trains to London King's Cross in just over an hour.







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