



**NETHER STREET, HARBY**

**Asking Price Of £165,000**

**Two Bedrooms**

**Freehold**

**MID-TERRACED HOUSE**

**LARGE SUN HOUSE**

**TWO GARDENS**

**LOCAL AMENITIES CLOSE BY**

**GREAT FIRST TIME BUY**

**TWO DOUBLE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**









A great opportunity for the first time buyer or investor. Two bedroom mid-terraced house benefitting from a rear garden and a further separate garden/allotment plot with a large sun house and countryside views. Situated in the well serviced village of Harby in the heart of the vale of Belvoir. The village benefits from a primary school, public house and local shop. Ideally placed for the A52, A46 and Grantham train station where there are high speed trains to London King's Cross.



The accommodation comprises; lounge, dining room, kitchen and utility room to the ground floor. Two double bedrooms and a family shower room to the first floor.

**LOUNGE DINER** 11' 11" x 18' 9" (3.65m x 5.72m) External door into the lounge area having a window to the front aspect with fitted blind, radiator, chimney inset with a multi-fuel burning stove on a slate hearth, opening through to the dining area which has a window to the rear aspect with fitted blind, built-in storage cupboards, stairs rising to the first floor, under stair storage cupboard and opening through to the kitchen.

**KITCHEN** 6' 5" x 9' 4" (1.98m x 2.85m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over. Integrated appliances include a dish washer, fridge freezer, electric oven and hob with an extractor hood over. Window and external door to the rear courtyard, LED lighting, tiled walls and flooring.

**UTILITY ROOM** Accessed from the courtyard, having plumbing for a washing machine under the work surfaces, shelving, obscure glazed window, electric heater and vinyl flooring.

**BEDROOM TWO** 9' 1" x 9' 3" (2.78m x 2.82m) Taking the stairs from the dining area to the second bedroom having a window to the rear aspect, radiator, fitted wardrobes, fitted shelving, carpet flooring and doors off to bedroom one and the shower room. Hatch to the loft space which remains unpartitioned from adjoining properties.

**BEDROOM ONE** 9' 4" x 11' 9" (2.85m x 3.59m) Having a window to the front aspect with fitted blind, radiator, fitted wardrobes and shelving, and carpet flooring.

**SHOWER ROOM** 9' 3" x 6' 2" (2.83m x 1.88m) Comprising of a large walk-in shower cubicle, low flush WC, wall cabinet, pedestal was hand basin and a heated towel rail. Obscure glazed window, wall mounted central heating boiler, storage cupboard, LED lighting and vinyl flooring.

**COURTYARD** Having an outdoor a tap and gate to the rear garden.

**REAR GARDEN** Having a formal lawn, hard landscaped seating area, garden shed, summer house and a brick outbuilding.

**GARDEN/ALLOTMENT** Accessed via a track to the rear, a great space to relax and unwind with views of the open countryside, mainly laid to lawn with a paved patio seating area adjacent to the very generous summer house.

**SUMMER HOUSE** 14' 2" x 23' 8" (4.32m x 7.22m) Timber built having plenty of room for storage and seating.

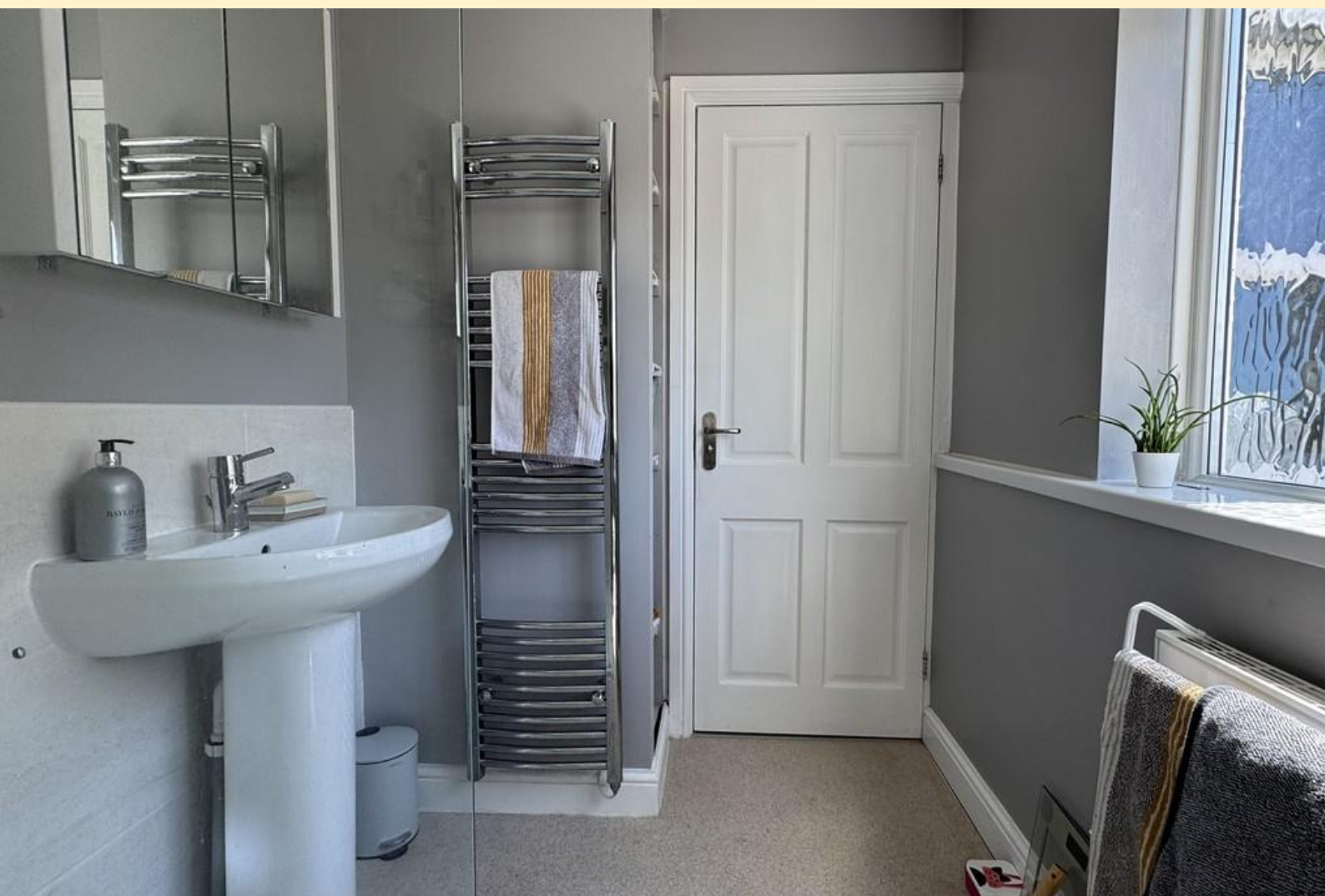
**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all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

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







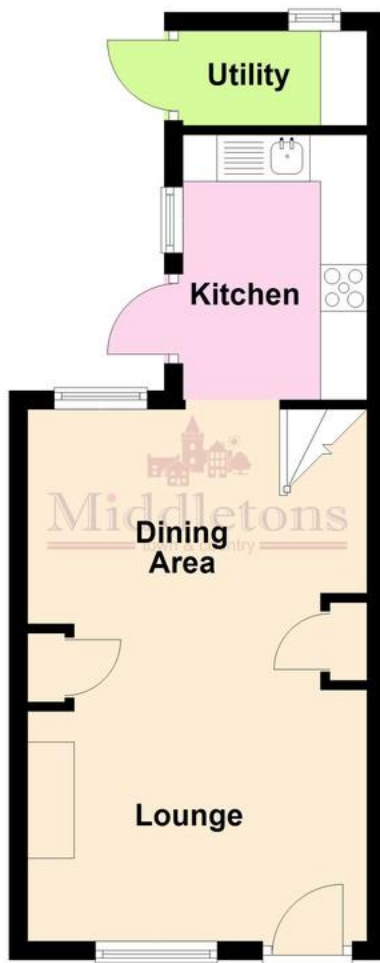








## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

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