



WATSONS LANE, HARBY

Asking Price Of £875,000

Six Bedrooms

Freehold



DETACHED HOUSE

SPACIOUS ACCOMMODATION

EXPANSIVE GROUNDS

GOOD COMMUTER LINKS

GEORGIAN CHARACTER THROUGHOUT

FOUR RECEPTION ROOMS

WELL SERVICED VILLAGE

SIX BEDROOMS

COUNCIL TAX BAND G

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This handsome double-fronted Georgian home, beautifully crafted in brick and ironstone, offers six bedrooms and stands within a generous and unexpectedly private one-third-acre plot. Its central position in the well-served village of Harby places everyday conveniences, a warm community atmosphere and excellent schooling on the doorstep. With superb access to the A52, A46, A1 and M1, and high-speed trains to London from nearby Grantham, the location blends rural tranquility with exceptional connectivity.

The accommodation on offer comprises; entrance hall, study, sitting room, music room, orangery, kitchen, utility room and doakroom to the ground floor, with a cellar below. Four bedrooms, ensuite shower room, doakroom and bathroom to the first floor. A further two bedrooms and bathroom to the second floor. Underfloor heating in the kitchen, orangery, rear hall, utility and doakroom. Outside the property benefits from a gated driveway, double garage with a workshop above and beautifully landscaped gardens.

ENTRANCE HALL 14' 4" x 10' 0" (4.39m x 3.05m) The property opens into a welcoming entrance hall laid with flagstone flooring, setting the tone for the home's period character. A turning staircase with spindle balustrade rises to the first floor, complemented by deep skirting, a high ceiling and a practical under-stairs cupboard. Original stripped-pine doors lead to the rooms beyond, with a central-heating radiator completing the space.

SITTING ROOM 22' 4" x 14' 0" (6.81m x 4.27m) Opening into the well-proportioned formal sitting room, the focal point is a beautiful cast-iron fireplace with inset open hearth and marble surround, accompanied by an arched dresser unit to the side. The room enjoys windows to two elevations, high coved ceilings, deep skirting and three central-heating radiators, creating an elegant and inviting space.

STUDY 15' 3" x 14' 2" (4.65m x 4.32m) This flexible reception room, presently arranged as a home office, exudes period charm. A marble fireplace with ornate surround and open grate forms the focal point, flanked by arched, shelved dresser units. Deep skirting, a central-heating radiator and a sash window with shutters framing views of the garden complete the space.

MUSIC ROOM 14' 11" x 14' 0" (4.55m x 4.27m) This beautifully appointed music room features an exposed internal stone elevation and a fireplace with limestone surround, hearth and timber mantel. Arched alcoves sit to either side, complemented by deep skirting, a high coved ceiling, a central-heating radiator and a sash windows with shutters offering further views across the garden.

KITCHEN/BREAKFAST ROOM 18' 11" x 15' 3" (5.79m x 4.65m) Flowing through from the music room, this beautifully appointed space gives way to a well-proportioned kitchen that links directly into the orangery, together forming a fantastic everyday living and entertaining area. The kitchen features an exposed internal stone elevation and is fitted with a generous range of Shaker-style units providing excellent storage, all topped with marble preparation surfaces. A central island offers further working space with an integrated breakfast bar, while integrated appliances include a counter fridge, pull-out recycling drawer, dishwasher and Smeg microwave. There is space for an Aga with a timber mantel above and mirrored splash backs adding light and depth. Limestone flooring runs throughout, and a door leads to the utility and doakroom.

PANTRY 10' 0" x 3' 2" (3.05m x 0.97m) From the kitchen, a walk-in pantry provides additional storage and includes access to the cellar, ideal for further provisions or wine storage. A doorway leads through to the rear hall, which in turn gives access to the utility room and doakroom, ensuring the practical elements of the home are neatly tucked away yet easily reached.

REAR HALLWAY From the kitchen, a doorway leads into the inner hall that incorporates an initial utility area fitted with a built-in unit and alcove designed to house an American-style fridge freezer. A preparation surface sits to the side with a wine cooler beneath, while the pitched ceiling with inset downlighters and Travertine flooring add a refined, practical finish. Double-glazed windows to the front and side bring in natural light, with further doors leading to;

UTILITY ROOM 11' 5" x 7' 10" (3.48m x 2.39m) Leading off the inner hall is a further utility space, fitted with a generous range of integrated storage including a dedicated doaks-hanging area with storage alcoves above, creating an excellent boot room. A granite-effect laminate preparation surface incorporates an inset sink and drainer with a brushed-metal mixer tap, with plumbing for a washing machine and space for a tumble dryer beneath. The Travertine flooring continues through, and a window to the side provides natural light.

CLOAKROOM 5' 6" x 4' 5" (1.7m x 1.35m) Fitted with a modern yet traditionally styled suite comprising a dose-coupled WC and pedestal washbasin, with deep skirting, continuation of the Travertine flooring and a double-glazed window.

ORANGERY 20' 0" x 15' 5" (6.10m x 4.7m) The orangery extends the ground-floor living space beautifully, offering a flexible area that works equally well as a relaxed sitting room or an everyday dining space. Abundant natural light pours in through the clear glazing, with a central double-glazed skylantern and multi-pane windows wrapping around three sides. Travertine flooring continues through from the adjoining rooms, complemented by deep skirting, while French doors open directly onto the garden to create an effortless connection between indoors and out.

LANDING A well-proportioned space with the scale to accommodate a seating or study area, featuring high ceilings, deep skirting and a spindle balustrade. A central-heating radiator provides comfort, while a sash window overlooks the garden and fills the landing with natural light.

BEDROOM ONE 15' 1" x 14' 2" (4.62m x 4.34m) A spacious double room with the advantage of ensuite facilities. The high coved ceiling and built-in wardrobes contribute to the sense of openness and practicality, and a sash window overlooks the front. A central-heating radiator completes the arrangement.

ENSUITE 5' 10" x 4' 5" (1.78m x 1.35m) Fitted with a shower cubicle with bifold screen, wall-mounted washbasin and a heated towel rail.

BEDROOM TWO 15' 1" x 14' 7" (4.6m x 4.47m) Another generously sized double bedroom with a sash window overlooking the front, highlighted by a period fireplace. The room also features deep skirting, a high ceiling and a central-heating radiator.

INNER LANDING 15' 10" x 5' 4" (4.85m x 1.65m) Returning to the main landing, a short flight of steps leads up to the inner landing, a further split-level landing area with doors leading to the remaining first-floor accommodation.

BATHROOM 10' 7" x 7' 8" (3.25m x 2.34m) Fitted with a double-ended panelled bath incorporating a wall-mounted shower mixer and glass screen, along with a close-coupled WC and pedestal washbasin. A heated towel rail provides warmth, and a built-in airing cupboard houses the pressurised hot water system. A rear-facing double-glazed window brings in natural light.

BEDROOM THREE 14' 9" x 13' 10" (4.5m x 4.24m) Another generously sized double bedroom with a dual aspect provided by double-glazed windows to the side and rear with views of the garden. The room offers an under-stairs storage cupboard and a central-heating radiator.

BEDROOM FOUR 13' 1" x 12' 11" (4.01m x 3.96m) An L-shaped double bedroom to the rear, offering a high ceiling, double-glazed window with views of the garden, and a central-heating radiator.

CLOAK ROOM 6' 9" x 2' 11" (2.08m x 0.91m) Having close-coupled WC, wall-mounted washbasin, central heating radiator and single-glazed window to the rear.

SECOND FLOOR LANDING The landing forms a generous central space, ideal as a reception area and perfectly suited to creating a self-contained zone for teenagers or guests, with two bedrooms leading directly off it. The pitched ceiling with exposed timbers and the conservation skylight to the rear have been incorporated in a way that is sympathetic to the character of the property, complemented by a central-heating radiator.

BEDROOM FIVE 17' 10" x 13' 3" (5.46m x 4.06m) This generous double bedroom showcases plenty of character, with a pitched ceiling, exposed timbers and touches of original stone and brickwork. A double-glazed side window and rear conservation skylight provide natural light, complemented by a central-heating radiator.

BEDROOM SIX 17' 10" x 13' 5" (5.44m x 4.11m) Another characterful double bedroom, enhanced by exposed brick and stonework, a pitched ceiling with exposed timbers, a central-heating radiator, a side double-glazed window and a conservation skylight positioned at the rear.

BATHROOM 8' 7" x 6' 11" (2.62m x 2.13m) A central bathroom serving the two second floor bedrooms having a suite comprising panelled bath with chrome mixer tap, shower handset over and glass screen, close-coupled WC, pedestal washbasin, contemporary towel radiator, pitched ceiling with exposed timbers and access to under-eaves storage.

FRONT ASPECT Electric gates give access to a pea-gravel driveway offering a generous amount of parking and leading to a substantial detached double garage. The garage provides excellent secure parking or workshop potential, with a versatile room above that could make an ideal home office or annex space, subject to the required permissions.

GARDENS Occupying an established and sizeable plot near the heart of the village, the property benefits from gardens on three sides, with the double-fronted façade overlooking the main south-westerly garden. The principal gardens sit to the side and rear, extending to in excess of one-third of an acre. Mature trees and planting create discreet, sheltered areas ideal for moments of peace and connection with nature. A large paved terrace leads to a central lawn bordered by well-stocked beds, offering both privacy and a favourable south-westerly orientation.

AGENTS NOTE TENURE Freehold. 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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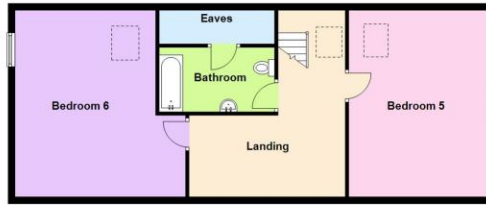
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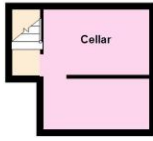




Second Floor



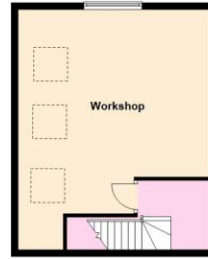
Basement



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	36 F	
1-20	G		

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