



Church Cottage, 1 Church Walk,  
Hose, LE14 4LA

# Church Cottage, 1 Church Walk, Hose, LE14 4LA

This characterful detached cottage was built in 1809, and occupies a sought after position overlooking the church right in the heart of the village of Hose, within the Vale of Belvoir.

The delightful property provides accommodation arranged over two floors including an entrance hall, a living room, a breakfast kitchen, an inner lobby, a study, a separate dining room, a wet room, and a boiler room on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from oil fired central heating, the property has attractive gardens with well maintained lawn and seating areas, plus brick outhouse, and a driveway and detached double garage providing off road parking for a number of vehicles.

The village of Hose enjoys local facilities including a primary school, church, post office and public houses. There are excellent road links to neighbouring villages, and to Nottingham, Grantham and Leicester.

Viewing is essential.

**Guide Price £395,000**





## GROUND FLOOR ACCOMMODATION

### Wooden Entrance Door

Set in a feature arch, opens to the:-

### Entrance Hall

Wooden beams to the ceiling, ceiling light point, wood flooring, radiator, stairs off to the first floor, doors into the living room, the dining room and the kitchen.

### Living Room

Double glazed window to the front elevation, radiator, three wall light points, feature fireplace with a stone surround.

### Breakfast Kitchen

DINING AREA:- Exposed beams, ceiling light point, door to the inner lobby, cast iron aga inset to the fireplace, open to the:-

KITCHEN AREA: - Fitted with a range of wall and base units, tiled splash backs and square edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for an under counter fridge, built in double oven, and an electric hob with an extractor hood over.

Single glazed window to the rear elevation, ceiling light point, loft access hatch, tiled flooring, radiator, wood framed single glazed door to the rear.

### Inner Lobby

Large under stairs storage cupboard, ceiling light point, exposed beams, open to the:-

### Study

Single glazed window to the rear elevation, work surface, corner wash hand basin, ceiling light point, loft access hatch, built in storage cupboard/wardrobe, door to the:-

### Boiler Room

Worcester central heating boiler, ceiling light point, space and plumbing for a washing machine, space for an under counter freezer.

### Dining Room

Double glazed window to the front elevation, feature fireplace with an ornate surround, exposed wood beams, wall light points, radiator, door to the:-

### Wet Room

Fitted with a white suite comprising a low flush wc, a vanity wash hand basin with a storage unit below, and an electric shower.

Double glazed window to the front elevation, ceiling spot lights, extractor fan, wall mounted electric heater, ladder style radiator.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Double glazed window to the front elevation, ceiling light point, doors into two bedrooms and the bathroom.

### Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point, feature recessed alcove.

### Bedroom Two

Double glazed window to the front elevation, radiator, ceiling light point.

### Bathroom

Fitted with a three piece suite in white comprising a low flush wc, a wash hand basin, and a bath with an electric shower over.

Double glazed window to the rear elevation, ceiling light point, wall mounted electric heater, built in airing cupboard with shelving and housing the hot water cylinder, small loft access hatch.

## OUTSIDE

At the front of the property there is double gated access to the block paved driveway which provides off road parking for multiple vehicles, and gives access in turn to the DETACHED DOUBLE GARAGE.

The garden is laid mainly to lawn with mature conifers and hedging to the boundary, attractively planted flower beds, an established tree, a patio seating area, and a pathway to the entrance door. The garden has an external tap, houses a greenhouse, a brick outstore (with a single glazed window and a wooden door), and has gated access to the churchyard.

### Detached Double Garage

With an external light, barn style doors to the front, power and lighting connected, and a single glazed window to the side elevation.

### Directions

Church Walk can be located off Bolton Lane, Hose.

### Council Tax Band

Council Tax Band E. Melton Borough Council.

Amount Payable 2023/2024 £2,615.65.

### Referral Arrangement Note

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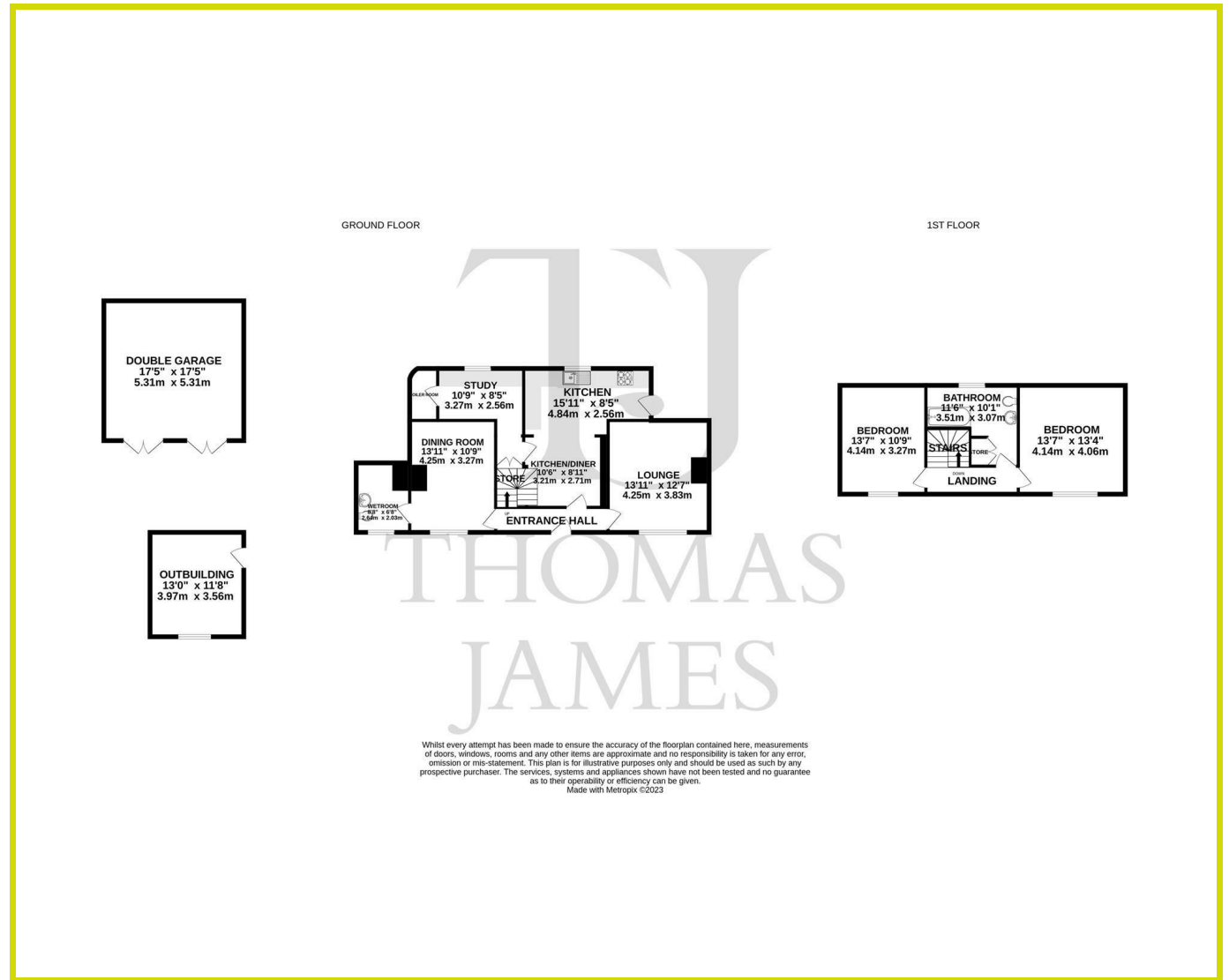
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>79</b>
	<b>39</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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