

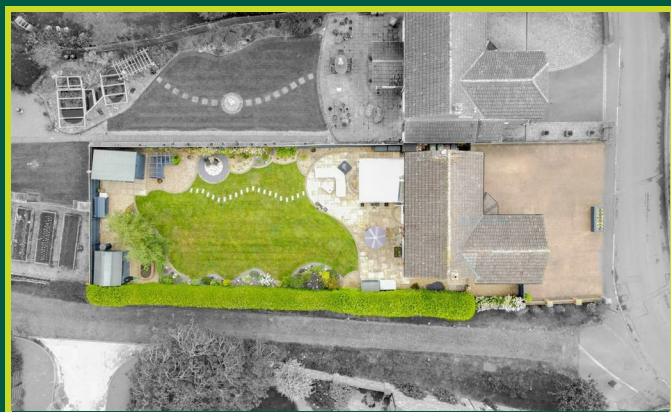


35 Bolton Lane

Hose | LE14 4JE | £650,000

ROYSTON
& LUND

- Four Well Proportioned Bedrooms
- Ensuite And Built In Wardrobes
- Integral Double Garage
- Integrated Kitchen Appliances
- EPC Rating - D
- Immaculately Presented
- Ample Off Street Parking
- Downstairs WC
- Countryside Living
- Freehold - Council Tax Band - F





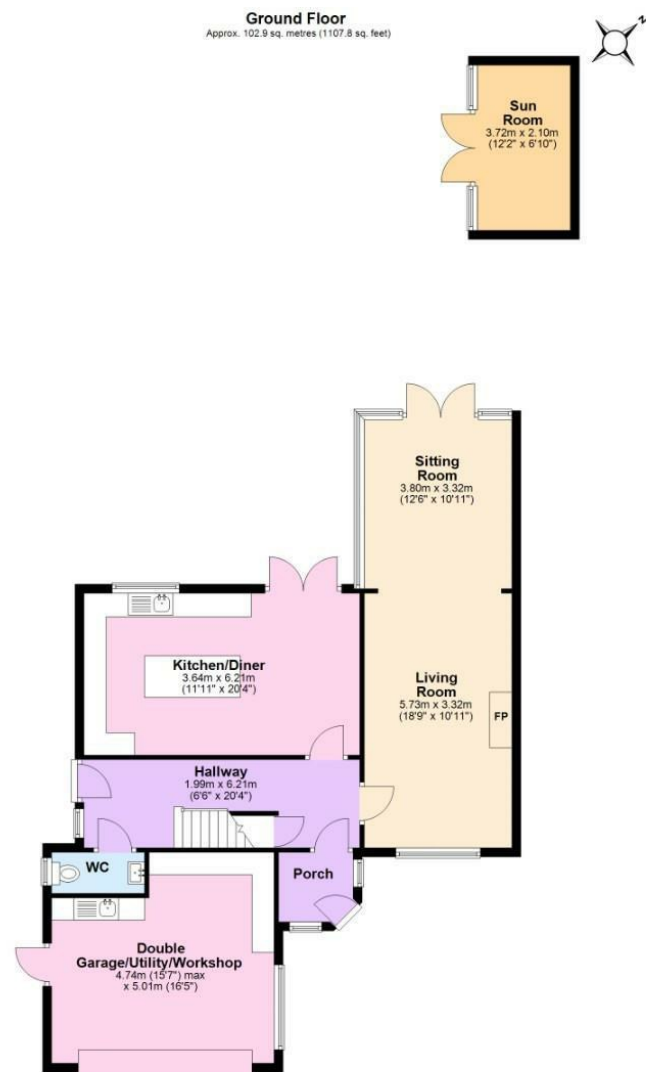
Royston and Lund are delighted to bring to the market this four bedroom detached property located in the highly sought after country side village of Hose. Nestled down a quiet street with countryside walks and public footpaths on your doorstep. Hose is also home to a lovely village pub and a well regarded primary school. This property would be an excellent fit for a growing family or buyers wanting to upsize.

Interior accommodation comprises of a generous size living room with a large front aspect window pieced together with a log burner for those winter months. Continuing through the lounge you come into the extended sitting room which is a peaceful retreat and also grants access to the rear garden via French opening doors. The kitchen diner is a great size featuring integrated appliances and a kitchen island, perfect for the home chef and entertaining guests. The kitchen area further grants access to the rear garden via French doors. The ground floor also benefits from a downstairs WC and under stair storage.

To the first floor there are four well proportioned bedrooms. The main bedroom benefitting from built in wardrobes and en-suite shower room. Bedrooms two and three are further double bedrooms and bedroom four is a spacious single currently being used as an office. The first floor is completed by a spacious family bathroom.

Facing the property there is ample off street parking due to a large double driveway fitting multiple cars, along with an integral double garage which also doubles up as a utility room and workshop space. To the rear of the property there is a spacious garden with a patio to start with space for outdoor dining, moving onto the lawn that leads down to further seating areas and a summerhouse equipped with electrics making it suitable for both entertaining or working from home. The garden as a whole is immaculately presented and is surrounded by flower beds and enclosed by fenced and hedged borders.





Total area: approx. 182.3 sq. metres (1961.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**