

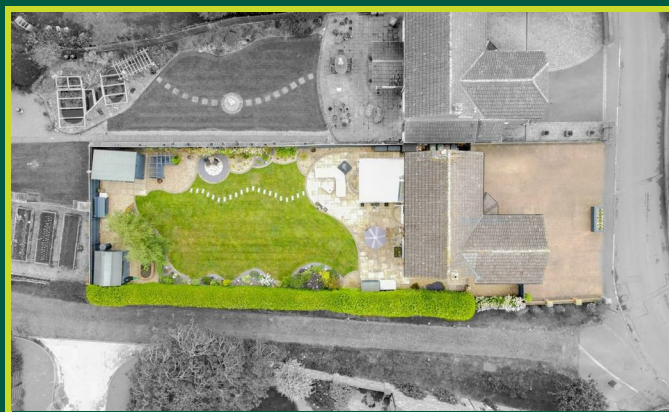


35 Bolton Lane

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





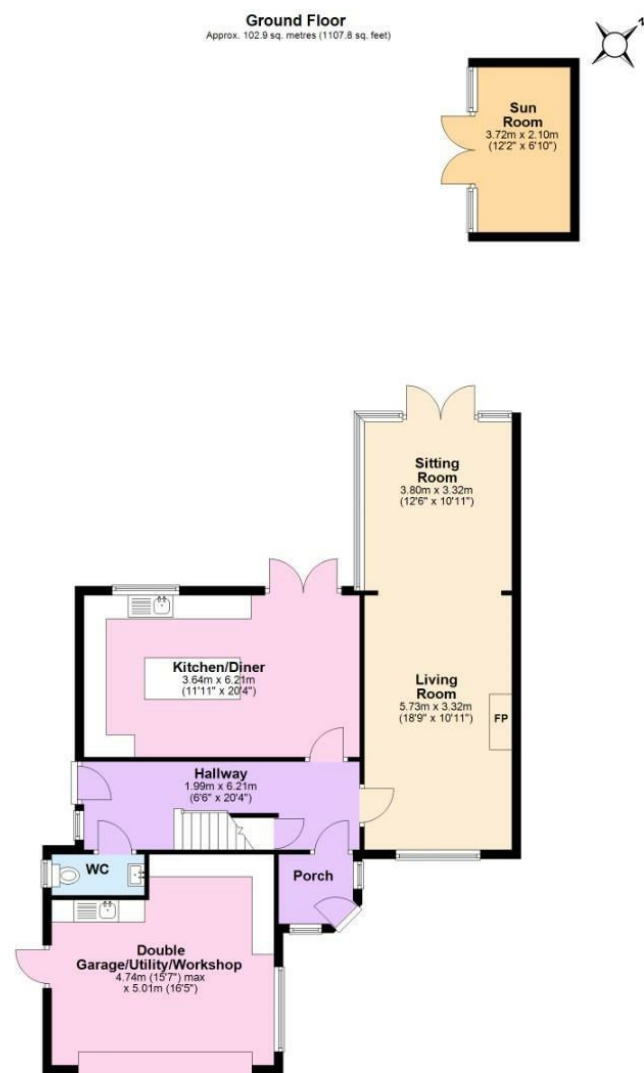
Royston and Lund are delighted to bring to the market this four bedroom detached property located in the highly sought after country side village of Hose. Nestled down a quiet street with countryside walks and public footpaths on your doorstep. Hose is also home to a lovely village pub and a well regarded 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



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**ROYSTON
& LUND**