

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Hickling, Meton Mowbray LE14 3AJ

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Guide Price £900,000



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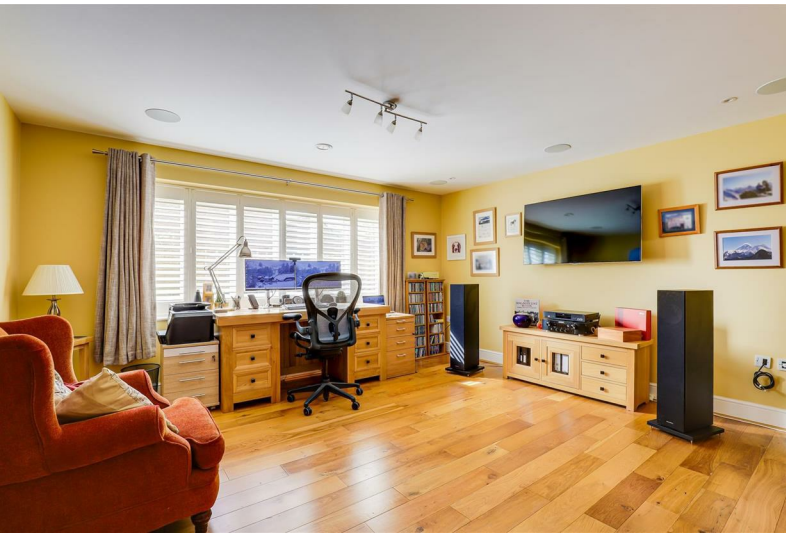


GUIDE PRICE £900,000 - £950,000

PREPARE TO BE IMPRESSED...

Nestled within the serene rural landscapes of Hickling, this substantial five-bedroom detached house stands as a testament to refined countryside living. Situated on the outskirts of the esteemed Vale of Belvoir, Hickling boasts a vibrant community ethos. Adjacent to the village lies a wealth of amenities, including a pub, canal basin, a farm shop brimming with local produce, and an inviting tea room. With convenient access to the A46, Hickling provides seamless connectivity to Nottingham, Leicester, Melton Mowbray, and Newark. Crafted to exacting standards, this property exudes modern elegance, showcasing an array of luxurious features such as underfloor heating, recessed spotlights, and in-ceiling speakers. The ground floor welcomes you with an inviting entrance hall, a study, a convenient W/C, a spacious office, and a living room adorned with a log burner. The heart of the home lies in the meticulously designed kitchen, boasting granite worktops, a breakfast bar island, and high-end integrated appliances, seamlessly flowing into a dining area illuminated by bi-folding doors that open onto the lush garden. Ascending to the first floor reveals a generously sized landing leading to five double bedrooms, two of which boast en-suite facilities, while a four-piece family bathroom ensures absolute comfort for all. Outside, the property impresses with a driveway accessing an integral double garage equipped with an electric car charger, while the expansive rear garden beckons with its landscaped perfection, featuring verdant lawns, mature trees, and a captivating gazebo seating area, offering the ultimate retreat for relaxation and alfresco entertaining.

MUST BE VIEWED







- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Stylish Fitted Kitchen With Integrated Appliances & Dining Area
- Underfloor Heating
- Three Modern Bathroom Suites
- Driveway With Double Garage & Electric Car-Charging Point
- Landscaped Garden With Large Gazebo Area
- Desirable Rural Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

12'7" × 3'1" (3.85m × 0.94m)

The entrance hall has tiled flooring with underfloor heating, a wall-mounted security alarm panel, recessed spotlights, an in-built cloak cupboard, an understairs storage cupboard and integral door to garage, a wooden staircase with carpeted stairs, there is a junction box with ethernet sockets providing internet access to all main rooms, and a single composite door providing access into the accommodation.

### Study

8'11" × 9'3" (2.74m × 2.83m)

The study has a wooden framed double-glazed window to the front elevation, a wall-mounted digital thermostat, and wooden flooring with underfloor heating.

### W/C

This space has a low level dual flush W/C, a wall-hung wash basin, tiled splashback, tiled flooring with underfloor heating, a chrome towel rail, and recessed spotlights.

### Office / Cinema Room

14'11" × 13'11" (4.55m × 4.26m)

This versatile office space has a wooden framed double-glazed window with bespoke fitted shutters to the side elevation, wooden flooring with underfloor heating, recessed spotlights, in-ceiling speakers, a TV point, and a wall-mounted digital thermostat.

### Hall

24'7" × 4'11" (7.51m × 1.52m)

The inner hall has continued tiled flooring with underfloor heating and recessed spotlights.

### Utility Room

The utility room has fitted base and wall units with a wood-effect worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a separate tumble-dryer, tiled splashback, tiled flooring with underfloor heating, recessed spotlights, and a single door providing side access.

### Kitchen

13'0" × 19'8" (3.98m × 6.01m)

The kitchen has a range of fitted handleless base and wall units with Granite worktops and a feature breakfast bar island, an undermount sink with a mixer tap, a Zip Hydrotap and draining grooves, an integrated fridge, an integrated freezer, an integrated Siemens microwave, two electric ovens and coffee machine, a five-ring gas hob with an overhead extractor, space for a wine fridge, tiled splashback, under-cabinet lighting, plinth lighting, tiled flooring with underfloor heating, recessed spotlights, a wooden framed double-glazed window to the side elevation, and open access to the dining area.

### Dining Area

8'6" × 14'0" (2.60m × 4.27m)

The dining area has tiled flooring with underfloor heating, recessed spotlights, a TV point, a wall-mounted digital thermostat, and bi-folding doors opening out to the rear garden.

### Living Room

19'8" × 23'5" (6.01m × 7.16m)

The living room has a wooden framed double-glazed window with a bespoke fitted shutter to the side elevation, wooden flooring with underfloor heating, a TV point, recessed spotlights, a recessed chimney breast alcove with a log-burning stove and stone tiled hearth, a wall-mounted digital thermostat, and a bi-folding door opening out to the rear garden.

### Double Garage

18'4" × 19'11" (5.59m × 6.09m)

The double garage has two doors opening out onto the front driveway.

## FIRST FLOOR

### Landing

28'0" × 8'8" (8.54m × 2.65m)

The landing has full height wooden framed double-glazed window to the front elevation, a skylight window, carpeted flooring, two radiators, wall-mounted digital thermostats, an in-built cupboard, and provides access to the first floor accommodation.

### Master Bedroom

13'11" × 16'0" (4.24m × 4.88m)

The main bedroom has dual aspect wooden framed double-glazed window, carpeted flooring, recessed spotlights, two radiators, a TV point, wall-to-wall fitted wardrobes, a wall-mounted digital thermostat, and access into the en-suite.

### En-Suite

10'8" × 4'9" (3.26m × 1.47m)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin, a wall-mounted LED vanity mirrored cabinet, a walk-in shower enclosure with a mains-fed shower, tiled flooring with underfloor heating, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a wooden framed double-glazed window to the rear elevation.

### Bedroom Two

11'8" × 16'9" (3.56m × 5.13m)

The second bedroom has a wooden framed double-glazed window to the rear elevation, carpeted flooring, a radiator, eaves storage, a TV point, a wall-mounted digital thermostat, and access into the second en-suite.

### En-Suite Two

15'0" × 5'4" (4.59m × 1.65m)

The second en-suite has a low level dual flush W/C, a wall-hung wash basin, a wall-mounted LED vanity mirror, a walk-in shower enclosure with a mains-fed shower, tiled flooring with underfloor heating, fully tiled walls, a chrome heated towel rail, recessed spotlights, and Velux window.

### Bedroom Three

14'0" × 15'7" (4.27m × 4.76m)

The third bedroom has dual aspect wooden framed double-glazed windows, carpeted flooring, two radiators, and fitted wardrobes.

### Bedroom Four

12'1" × 14'0" (3.69m × 4.27m)

The fourth bedroom has a wooden framed double-glazed window to the side elevation, carpeted flooring, a radiator, a TV point, fitted wardrobes, and access to the loft via a drop-down ladder.

### Bedroom Five

18'5" × 10'4" (5.63m × 3.16m)

The fifth bedroom has a wooden framed double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes, and eaves storage.

### Bathroom

9'10" × 7'1" (3.00m × 2.16m)

The bathroom has a low level dual flush W/C, a wall-hung wash basin, a wall-mounted LED vanity mirror, a freestanding double-ended bath, a walk-in shower enclosure with a mains-fed shower, tiled flooring with underfloor heating, fully tiled walls, a chrome heated towel rail, recessed spotlights, and Velux window.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway, an electric car-charging point, access into the double garage, various established plants and shrubs, courtesy lighting, and gated side access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a sandstone patio area, a dwarf wall, multiple lawned areas, raised planters with vegetable growing plots, a greenhouse, a range of established trees, plants and shrubs, security lighting, a large shed, a large gazebo with external power sockets, an additional sheltered seating area, a pond with a pebbled border, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Minimal coverage of 3G / 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

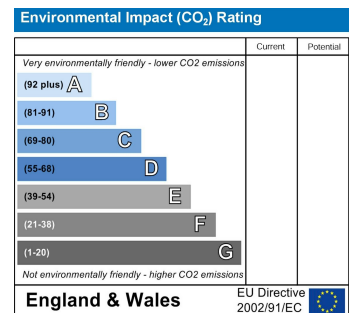
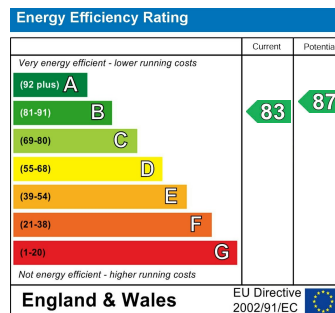
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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