



Bolton Lane

Hose

# Bolton Lane

## Hose

- Detached bungalow
- Corner plot
- Attractive elevated position
- Popular vale village
- Three bedrooms
- Sitting room and separate family room
- Kitchen/diner and utility room with w/c
- Single Garage
- EPC Rating E / Council Tax Band D / Freehold

## General Description

An attractive three bedroomed bungalow being offered with no upward chain situated centrally in this popular attractive vale village on a corner plot in an elevated position.

Approached via a driveway to the side there is parking to the front of the detached single garage, the property is accessed via a covered porch to the entrance hall. The good-sized sitting room has an attractive raised fireplace off here is the family room with patio doors enjoying the gardens. To the rear is the light and airy kitchen/dining room with access to the rear. From the entrance the hallway serves the three bedrooms, family bathroom and separate cloakroom.

The gardens wrap around the front and side enclosed by mature hedging, the main gardens have raised patio enjoying the sunny aspect.

## Agents Note

A lovely bungalow in a quiet position on an elevated corner plot.

## Accommodation Summary

Ground Floor: Entrance hall, sitting room, family room, kitchen/diner, family bathroom, cloakroom.



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## Location

Hose is a quintessentially English village settlement positioned in the Vale of Belvoir, 6 miles from the market town of Melton Mowbray. Within easy reach is the market town of Grantham (rail access to London in 1 hour) and the bustling city of Nottingham. Access to Loughborough and Leicester is also within easy reach.

The village has a regular bus service, public house, village hall, and associated playing fields. There is a real community feel and a lovely mix of housing stock. The village has excellent school catchments and there are a range of good private schooling options locally including Ratcliffe College. (Timings and distances are approximate)

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01644) 896332.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water and drainage are connected with oil fired central heating.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band D.

## Measurements

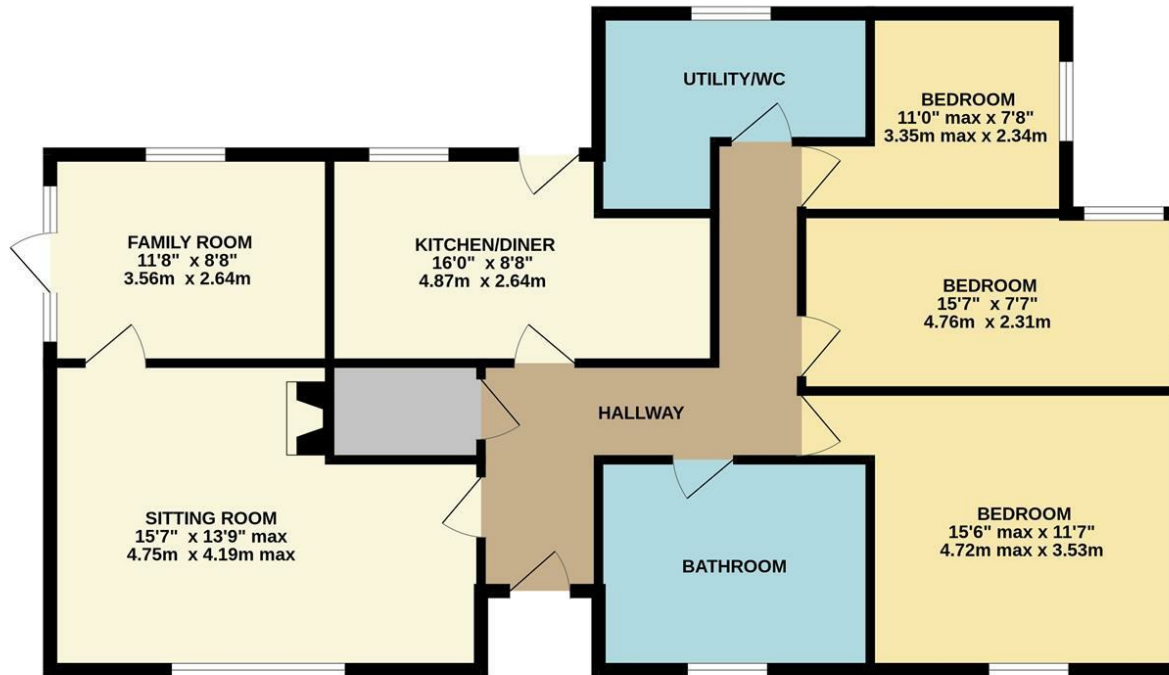
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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**Important Information**

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.