

Alexanders



Dairy Lane

Hose



Alexanders

Dairy Lane

Hose

- Well presented throughout
- Three-bedroom detached
- Small development
- Home office/garden room
- Single garage
- Sitting room, kitchen/dining room
- Desirable village location
- Family bathroom, en-suite bathroom
- Well manicured gardens
- EPC Rating D / Council Tax Band D / Freehold

General Description

A tastefully presented three-bedroom detached home that has been improved by the current vendors with attractive gardens and an impressive garden room/home office.

Situated on a small development, in the heart of the village, this home has recently undergone many improvements throughout. From the hallway enter into the sitting room with quality hard flooring and folding doors through to the recently re fitted Nurlex kitchen, which in turn has patio doors that open out on to the sunny gardens with the impressive garden room, supplied and erected by Green Retreats, toward the end. To the first floor there are three bedrooms, the master en-suite has been recently re fitted, and a family bathroom.

To the front of the property there is hardstanding for parking and a garage on block opposite and area of lawn, gated access to the rear gardens which predominantly are laid to lawn with a patio area.

Accommodation Summary

Ground Floor: Entrance porch, sitting room, kitchen/dining room, garden room/home office.

First Floor: Three bedrooms, en suite shower room and a family bathroom.



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, hairdressers, farriers, 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 including the local village school 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 East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

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

Services

We are advised that mains gas, electricity, water, and drainage are connected.

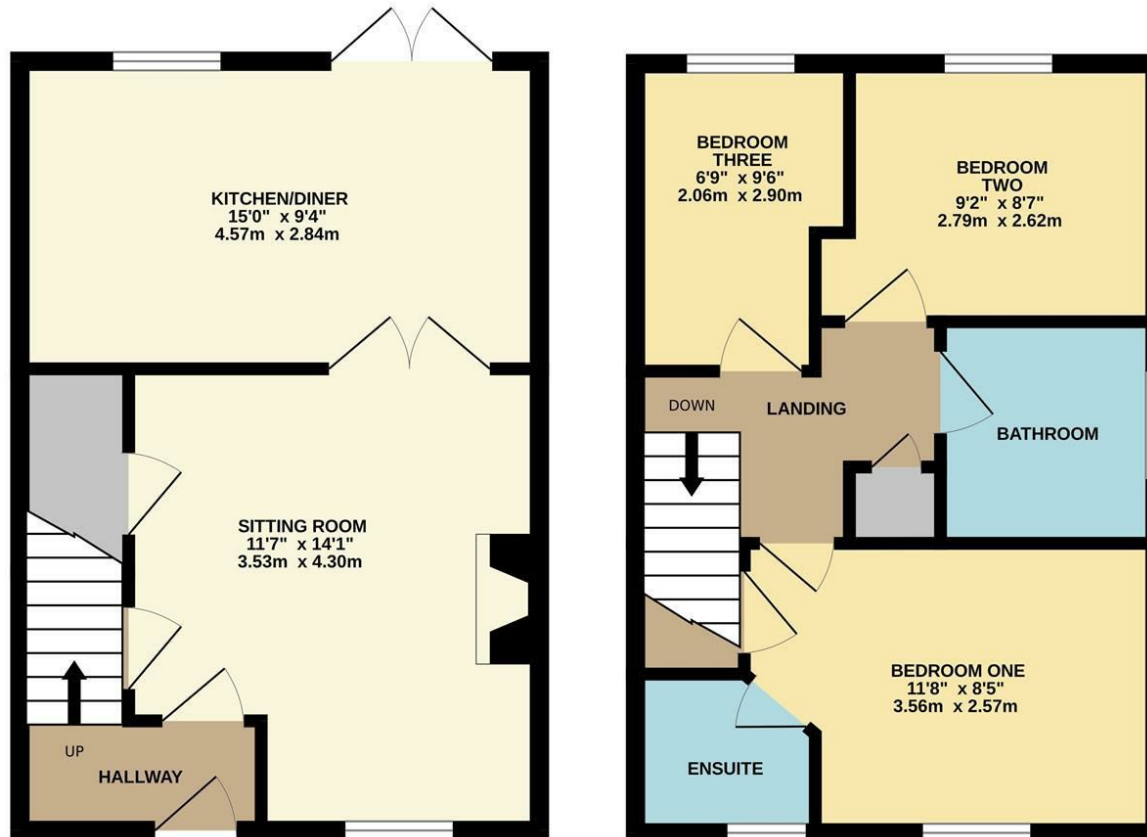
Measurements

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.





TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.
Made with Metropix ©2024



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

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.