



**HARBY LANE, HOSE**

**Asking Price Of £475,000**

**Three Bedrooms**

**Freehold**



**NEW BUILD DETACHED HOUSE**

**DRIVEWAY AND GARAGE**

**GOOD SIZED REAR GARDEN**

**GOOD COMMUTER LINKS**

**THREE BEDROOMS AND STUDY**

**MASTER BED, ENSUITE & DRESSING**

**10 YEAR WARRANTY**

**COUNTRYSIDE VIEWS**

**COUNCIL TAX BAND**

**01664 566258**

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With stunning open-country side views this newly built three bedroom detached house is situated in the village of Hose within the Vale of Belvoir. The village offers a highly regarded primary school, public house, Post Office/ shop, hairdressers and village hall. Good commuter links to Nottingham, Newark and Grantham.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, study, open-plan living/dining kitchen and a utility room to the ground floor. Three double bedrooms, one ensuite shower room and four piece family bathroom. Outside the property benefits from ample off road parking, garage and a good sized rear garden. Property has a 10 year warranty provided by Advantage.

**LOCATION INFORMATION** The small rural village of Hose is next to the famous Stilton cheese villages of Long Clawson and Colston Bassett and lies in the North East of Leicestershire in the vale of Belvoir. Close to Melton Mowbray, Nottingham and Grantham it has a village pub, primary school, post office & shop and a village hall. Hose has excellent road links being 8 miles from the A46, 14 miles from the A1 and 24 miles from the M1. East Midlands airport is 25 miles away and mainline stations direct to London are located at Grantham (14 miles) and East Midlands.

**ENTRANCE HALL** Composite door into the spacious entrance hall having stairs rising to the first floor, Halo heating thermostat, alarm panel, porcelain tiled floor, LED lighting and oak doors off to;

**LOUNGE** 12' 5" x 13' 1" (3.79m x 3.99m) Having dual aspect windows to the front and side, radiator, under stairs storage cupboard and carpet flooring.

**STUDY** 8' 3" x 7' 4" (2.53m x 2.25m) Having french doors to the rear garden, radiator and carpet flooring.

**KITCHEN/DINER/LIVING AREA** 18' 8" x 18' 0" (5.7m x 5.5m) Fitted with a sleek modern range of wall, base and drawer units with quartz return work surfaces over, under mount sink with mixer tap and central island breakfast bar. Integrated appliances comprise of; Bosch double oven, five ring induction hob with extractor hood over, dishwasher, 70/30 fridge freezer, and wine cooler. Bi-fold doors to the rear garden making a great space for entertaining, skylight, LED lighting, tiled floor.

**UTILITY ROOM** 6' 8" x 8' 0" (2.05m x 2.46m) Fitted with wall and base units with work surfaces over, sink and drainer unit, plumbing for a washing machine, extractor fan, radiator, window to the side aspect and tiled flooring.

**CLOAKROOM** 6' 9" x 3' 11" (2.06m x 1.2m) Comprising of a low flush WC, wall mounted wash hand basin, heated towel rail and extractor fan.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side, built in storage cupboard and doors off to;

**BEDROOM ONE** 12' 11" x 15' 1" (3.96m x 4.62m) Having a picture window to the front aspect making the most of the countryside views, radiator, LED lighting, carpet flooring and opening to the dressing room and door to the ensuite.

**DRESSING ROOM** 8' 4" x 9' 10" (2.55m x 3.02m) Having a Velux window and radiator with ample room for hanging rails and storage.

**ENSUITE** 7' 2" x 8' 3" (2.19m x 2.54m) Comprising of a walk-in

shower cubicle with a fixed waterfall shower head and shower riser, dose coupled WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window, part tiled walls, tiled floor with underfloor heating.

**BEDROOM TWO** 13' 2" x 10' 5" (4.02m x 3.2m) Having a picture window to the front aspect making the most of the countryside views, radiator, LED lighting and carpet flooring.

**BEDROOM THREE** 11' 9" x 10' 8" (3.6m x 3.26m) Having a window to the rear aspect, radiator, LED lighting and carpet flooring.

**BATHROOM** 7' 0" x 11' 10" (2.15m x 3.61m) Comprising of a freestanding bath tub with mixer tap and shower attachment, shower cubicle with fixed waterfall shower head and shower riser, vanity unit wash hand basin, dose coupled WC and a heated towel rail. Obscure glazed window, LED lighting, part tiled walls, tiled flooring with under floor heating.

**FRONT ASPECT** Generous gravel driveway providing ample off road parking, formal lawn, wood panel fencing to the boundary with gated access to the rear garden.

**GARAGE** Having an electric roller door, power and lights connected. Personnel door into the entrance hallway.

**REAR GARDEN** Having an extensive patio adjacent to the house, garden tap, courtesy lighting, formal and wood panel fencing to the boundary.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



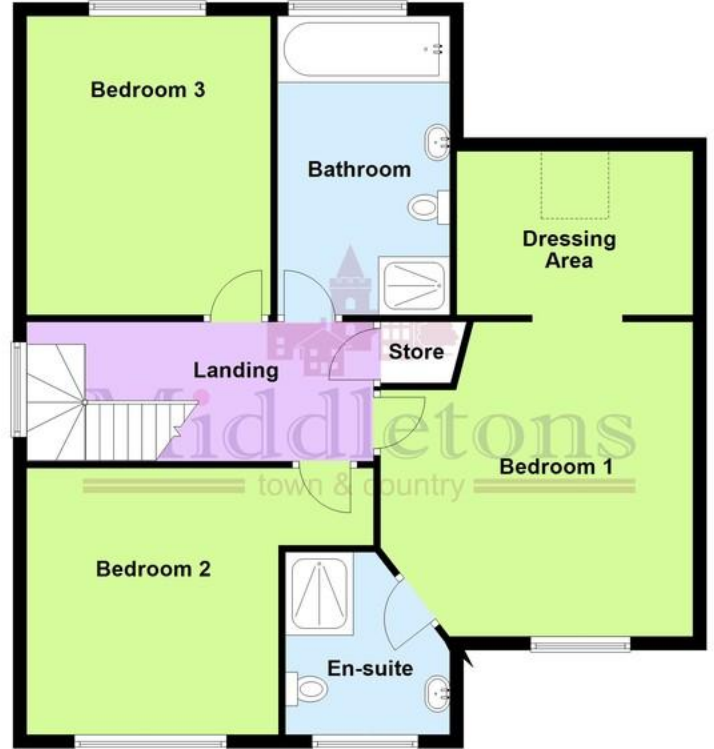




### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.