



**BOLTON LANE, HOSE**

**Asking Price Of £450,000**

**Five Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**TWO RECEPTION ROOMS**

**ENSUITE SHOWER ROOM**

**VILLAGE WITH AMENITIES**

**EXTENDED/FIVE BEDROOMS**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND D**

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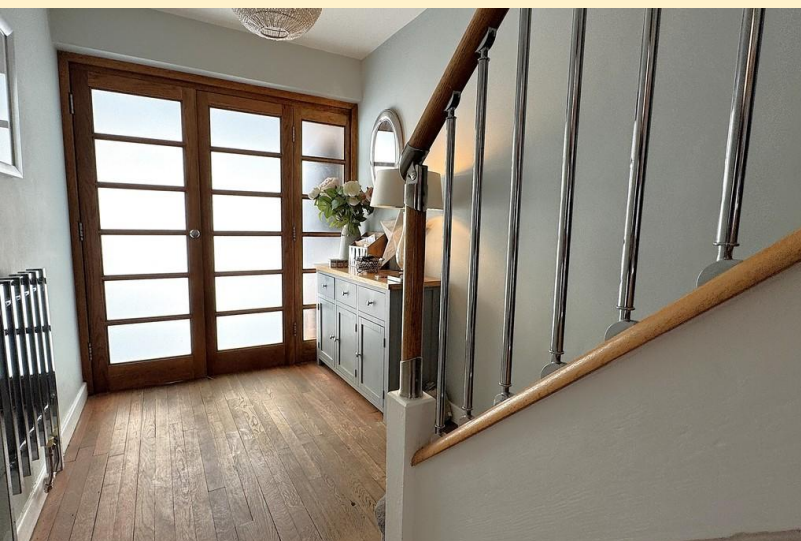








This nicely appointed and extended semi detached house is situated in the village of Hose within the Vale of Belvoir. The village offers a highly regarded primary school, public house, Post Office/shop, hairdressers and the village hall which has the Belvoir tennis and bowls clubs within the grounds. Good commuter links to Nottingham, Newark and Grantham.



The spacious accommodation comprises; porch, entrance hallway, lounge, dining room, kitchen diner, utility room, cloakroom, lobby and workshop/store to the ground floor. Five bedrooms, one ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.

**PORCH** Opaque glazed door and side panels into the porch, period style tiled flooring and opaque glazed oak double doors to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor, radiator, solid wood flooring and glazed oak doors off to;

**LOUNGE** 13' 1" x 12' 9" (4.01m x 3.91m) Nicely proportioned room having a bay window to the front aspect, radiator, fitted shelving, TV aerial point and laminate wood flooring continuing through to the dining room.

**DINING ROOM** 12' 0" x 10' 7" (3.66m x 3.23m) Having patio doors to the rear garden making this a great space to entertain, window to the side aspect, three pendant lights, radiator and door through to the kitchen.

**KITCHEN/DINER** 17' 8" x 9' 0" (5.4m x 2.75m) Fitted with a range of modern glazed wall display units, full height pull out pantry, base and drawer units topped with return granite work surfaces, under mounted stainless steel with articulated swan neck mixer tap and separate boiling tap. Integrated appliances include a Zanussi fan assisted, eye level oven with combination microwave above and plate warmer beneath, dishwasher, electric ceramic hob with Miele hotplate and down draft extractor. Window overlooking the rear garden, pop up power point, inset LED down lighters, radiator, tiled flooring, opening to the utility room and door to the lobby.

**UTILITY ROOM** 10' 11" x 6' 9" (3.35m x 2.06m) Fitted with a range of built-in cupboards, shelving and drawer units, granite work surfaces, plumbing for a washing machine, space for a tumble dryer, oil central heating boiler, door to the cloakroom, window and an exterior door leading to the rear garden.

**CLOAKROOM** Comprising of a close coupled WC, pedestal wash hand basin and heated towel rail. Obscure glazed window and period style tiled flooring.

**LOBBY** 10' 4" x 6' 5" (3.15m x 1.98m) Handy storage area created from the former integral garage with a door leading into the workshop area.

**WORKSHOP/STORE** 9' 0" x 8' 9" (2.75m x 2.69m) A great space for a home office, workshop or just for storage.

**LANDING** Taking the stairs to the first floor landing with built-in airing cupboard, loft hatch, carpet flooring and oak doors off to;

**BEDROOM ONE** 13' 4" x 10' 7" (4.08m x 3.25m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 11' 3" x 8' 7" (3.45m x 2.64m) Having a window to the rear aspect, radiator, slide wardrobes, carpet flooring and door to the ensuite shower room.

**ENSUITE** 4' 1" x 3' 9" (1.25m x 1.15m) Comprising of a quadrant shower enclosure with curved double doors with electric shower, close coupled WC and a vanity unit wash hand basin. Tiled splash areas, tiled flooring and extractor fan.

**BEDROOM THREE** 13' 8" x 10' 0" (4.18m x 3.06m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM FOUR** 11' 3" x 9' 3" (3.45m x 2.82m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM FIVE** 8' 11" x 8' 0" (2.74m x 2.46m) Single bedroom having a window to the front aspect, radiator, over-stairs bulkhead and carpet flooring.

**BATHROOM** Comprising of a P-shaped bath with shower riser, and glazed shower screen, close coupled WC, marble vanity unit inset with a ceramic wash hand basin with a fitted mirror over. Two obscure glazed windows, vertical towel radiator, part tiled walls and tiled flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking with a formal lawn to the side bordered with mature hedging and wood panel fencing. Access to the workshop area via the existing garage door.

**REAR GARDEN** Having a decked seating area adjacent to the house, garden tap, brick built outdoor kitchen and BBQ, formal lawn with a further graveled seating area. Planted shrub borders and screening to the oil tank.

**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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.