



CHURCH CLOSE, HOSE

Asking Price Of £549,950

Four Bedrooms

Freehold

DETACHED FAMILY HOME

THREE RECEPTION ROOMS

DOWNSTAIRS WC

VILLAGE LOCATION

DRIVEWAY AND GARAGE

FOUR DOUBLE BEDROOMS

CLOSE TO LOCAL AMENITIES

GOOD COMMUTER LINKS

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Beautifully presented detached four bedroom house situated on a Cul-de-sac in the village of Hose within the sought after Vale of Belvoir. The village benefits from local amenities to include a public house, primary school, village hall, church and shop. Approximately six miles from the market town of Melton Mowbray, eight miles from Bingham and around 16 miles from Grantham which has rail links to London, Leicester and Birmingham.

The spacious accommodation on offers comprises of; Entrance hall, study, family room, cloakroom, lounge, dining room, breakfast kitchen and utility room to the ground floor. Four double bedrooms, two en-suites and a family bathroom to the first floor. The property also benefits from a driveway, detached garage and a good sized South facing rear garden.

ENTRANCE HALL Entering into the spacious hallway via a UPVC door, double glazed window to the side, stairs rising to the first floor landing, under stair storage cupboard, radiator, oak wood flooring and oak doors off to;

CLOAKROOM 5'6" x 3'4" (1.68m x 1.04m) Comprising of a close coupled WC, wall mounted wash hand basin with towel rail, radiator, Kardean flooring and two obscure glazed windows.

STUDY/HOME OFFICE 8'0" x 7'0" (2.46m x 2.15m) Having a double glazed window to the front aspect, radiator, USB sockets, telephone point and carpet flooring.

FAMILY ROOM 11'1" x 10'11" (3.4m x 3.35m) Having a double glazed window to the front aspect, radiator, USB sockets, TV aerial point and carpet flooring.

LOUNGE 20'4" x 13'5" (6.2m x 4.1m) Nicely proportioned and having both bi-fold and french doors opening out onto the rear patio bringing in plenty of natural light, multi-fuel burner on granite hearth, radiator, USB electric sockets, TV aerial point, telephone point and carpet flooring.

DINING ROOM 11'8" x 10'11" (3.56m x 3.35m) Ample room for a large dining table, having dual aspect double glazed windows, radiator, TV aerial point, telephone point and carpet flooring.

BREAKFAST KITCHEN 20'0" x 11'8" (6.1m x 3.56m) Fitted with an extensive range of soft closing wall, drawer and base units, pull out pantry unit, granite work surfaces, inset stainless steel sink with flexi hose mixer tap over. Integrated appliances to include; Eye level AEG double oven and microwave, six ring gas hob with extractor hood over, fridge, freezer and dish washer. Lighting to the kick boards, down lighting to wall units, USB electric sockets, TV aerial point, telephone point, radiator, Kardean flooring continuing to the dining/sitting area with french doors opening out onto the rear garden.

UTILITY ROOM 11'8" x 5'8" (3.56m x 1.75m) Fitted with base units, roll edge work surfaces, inset circular stainless steel sink with mixer tap over, space and plumbing for both a washing machine and tumble dryer. Wall mounted Baxi combi boiler (under a year old), radiator, Kardean flooring, double glazed window and a UPVC door to the outside.

UPSTAIRS LANDING Taking the stairs from the entrance hall to the first floor landing having impressive double height ceilings with three chandeliers, double door airing cupboard which also houses the pressurised hot water system, radiator, carpet flooring and oak doors off to;

MASTER BEDROOM 18'5" x 11'8" (5.62m x 3.58m) Having a double glazed dormer window to the rear aspect, fitted Sharps wardrobes and drawers, radiator, USB sockets, TV aerial point, carpet flooring and oak door to the en-suite.

ENSUITE 11'9" x 7'3" (3.6m x 2.21m) Comprising of a corner shower cubicle with waterfall shower and shower riser, close coupled WC, pedestal wash hand basin and heated towel rail. Extractor fan, tiled flooring and splash backs and a double glazed dormer window.

BEDROOM TWO 20'2" x 14'9" (6.15m x 4.5m) Having a double glazed window and a further two Velux windows with fitted blinds, radiator, TV aerial point, carpet flooring and oak door through to the en suite.

ENSUITE 8'3" x 4'9" (2.54m x 1.45m) Comprising of a double shower cubicle with waterfall shower and shower riser, low flush WC, pedestal wash hand basin, heated towel rail, extractor fan, part tiled walls and tiled flooring.

BEDROOM THREE 18'11" x 11'1" (5.79m x 3.4m) Having two double glazed Dormer windows to the front aspect, radiator, TV aerial point and carpet flooring.

BEDROOM FOUR 11'8" x 11'1" (3.56m x 3.4m) Having a double glazed Dormer window to the front aspect, radiator, USB sockets, TV aerial point and carpet flooring.

BATHROOM 11'10" x 7'6" (3.61m x 2.31m) Comprising of a panel bath with waterfall shower and shower riser over, pedestal wash hand basin with towel rail, close coupled WC, radiator, tiled floor and splash areas. Double height ceiling with crystal chandelier and a double glazed window.

OUTSIDE TO THE FRONT Walled boundary to the front with Porcelain paved terrace and block paved driveway providing off road parking and leading to the detached garage.

GARAGE 17'5" x 10'2" (5.32m x 3.1m) Having up and over door, useful storage in the eaves, power and light and courtesy door to the side.

REAR GARDEN Having a South facing garden, with flagstone patio area adjacent to the house leading out onto a formal lawn with established trees and shrubs, flower beds, summer house, garden shed, outdoor lighting, exterior tap, side gate to the front with the boundary secured by wood panel fencing.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above 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		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.