



Connells

Holmleigh Court
Hose MELTON MOWBRAY



Property Description

The Hayloft is an individually designed executive home, positioned on the edge of the charming village of Hose. The property is one of four homes designed and built in 2010 by Soar Valley Homes. Finished to a high standard throughout with features including a bespoke hardwood kitchen and underfloor heating to the ground floor.

Offering 3000ft² of immaculately presented accommodation comprising of a sizeable, living room, an open-plan living kitchen/diner, French double doors onto the garden patio, separate utility room and downstairs WC.

The first floor offers a sizeable galleried landing leading to the primary bedroom with walk-in wardrobe and ensuite bathroom, two further double bedrooms and the main family bathroom. The galleried landing extends to the second floor and offers a study area, a further two double bedrooms and a second family shower room.

Externally, the property is set back from the road within a privately gated courtyard and has parking for multiple vehicles along with an integral double garage. The garden to the rear of the property has been beautifully landscaped with several seating areas to enjoy the countryside views.

Interior Entrance Hall

With Travertine stone flooring under-foot, under-floor heating and a double-glazed window to the front.

Living Room

15' 11" x 14' 5" In Recess (4.85m x 4.39m In Recess)

This sizeable, living room boasts a double-glazed window to the front providing ample light to the room, a gas fireplace and solid oak flooring under-foot, underfloor heating.

Kitchen/Diner

25' 3" x 16' 2" Maximum (7.70m x 4.93m Maximum)

This beautiful kitchen overlooks the landscaped garden. The bespoke kitchen with hardwood cupboard doors and solid granite worktops and breakfast bar, space for an American style fridge/freezer, an integrated dishwasher, space for a cooker range, a stainless-steel sink built into the granite worktop, a tv arial and an extractor fan, Travertine stone flooring and under-floor heating, double-glazed windows to the rear and a double-glazed French door. This sizeable kitchen/diner has ample space for all your hosting and culinary needs.

Utility Room

11' 7" x 5' 10" (3.53m x 1.78m)

With the added convenience of a utility room, there is access through to the downstairs w/c, the garage and to the rear garden, Travertine stone flooring, underfloor heating, built in units with single drainer stainless steel sink, space for a washing machine and dryer, a double-glazed door and window to the rear and the location of the boiler can be found here too.

Downstairs W/C

Conveniently placed this downstairs w/c comprises of a w/c, a wash hand basin,

Travertine stone flooring, underfloor heating and a double-glazed window to the rear.

Ascending To The Landing

With English Oak stairs, balustrading and beams you ascend to the first-floor galleried landing with a double-glazed window to the front of the house, a radiator and carpet under-foot. A plant room/airing cupboard houses the pressurised direct hot water system with a 250-litre storage cylinder providing ample pressurised hot water distribution to all 3 showers at the same time.

Master Bedroom One

16' x 14' 5" (4.88m x 4.39m)

This impressive primary bedroom benefits from a dressing room and an ensuite, whilst still boasting ample floor space. With a double-glazed window to the front, a radiator and carpet under-foot.

Dressing Room

9' 9" x 5' 9" (2.97m x 1.75m)

The idealistic dressing room comprises of a radiator and carpet under-foot.

En-Suite

9' 8" x 8' 2" (2.95m x 2.49m)

This sizeable en-suite includes a full-sized bath, a shower, two (his and hers) wash hand basins, a w/c, a double-glazed Velux skylight, a fixed mirror, heated towel rail and tiled flooring under-foot.

Bedroom Two

16' 8" Into Recess x 10' 11" (5.08m Into Recess x 3.33m)

This double bedroom comprises of carpet under-foot, a radiator and a double-glazed window to the rear.

Bedroom Three

16' 9" x 11' 2" (5.11m x 3.40m)

This double bedroom comprises of carpet under-foot, a radiator and a double-glazed window to the front.

Family Bathroom

This beautiful family bathroom comprises a double-glazed Velux skylight window

providing ample lighting, a bath, a shower over the bath, a W/C, wash hand basin, a heated towel radiator and tiled flooring under-foot.

Ascending To The Third Floor

With English Oak stairs, balustrading and beams you ascend to the first floor where the galleried landing offers a study area with radiator.

Bedroom Four

14' 8" x 14' 5" (4.47m x 4.39m)

This double bedroom comprises of carpet under-foot, a radiator and a two double-glazed Velux sky light windows, access to storage.

Bedroom Five

11' x 14' 8" (3.35m x 4.47m)

This double bedroom comprises of carpet under-foot, a radiator and a two double-glazed Velux sky light window, access to storage.

Second Floor Shower Room

With a convenient shower room on the second floor that comprises of a shower, wash hand basin, a w/c, a heated towel rail and a double-glazed Velux skylight window.

Things To Note

This property is part of the Holmleigh Court gated community and access is through a double gated electric gate. There is home security at the property which has been serviced regularly. All windows and doors are made from African Oak, all beams and banisters are made from English Oak.

Exterior

Double Integral Garage

With a double up and over electric door, 4 x double power sockets and mains water tap.

Rear Garden

This walled, landscaped garden provides convenient access from the front of the property, 3 individual patio/seating areas allow alfresco dining enjoying all aspects of the beautiful surroundings. The garden is mainly laid to lawn and has been beautifully manicured,



with a variety of well-stocked flower beds and shrubs, fruit trees and raised vegetable beds. Additional features include; water features, an outside tap, a rose and tap, a rose and vine pergola and an ornamental octagonal greenhouse.

Driveway

Leading from the courtyard at the front of the property is a paved driveway with ample parking for multiple vehicles.



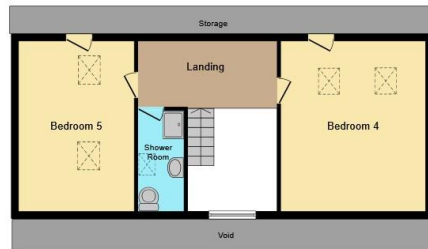




Ground Floor



First Floor



Second Floor

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

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Tenure: Freehold



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