



**Connells**

Lea Cottage Melton Road  
Hickling Pastures Melton Mowbray



# Lea Cottage Melton Road Hickling Pastures Melton Mowbray LE14 3QG

for sale offers over  
**£750,000**



## Property Description

Situated in the rural hamlet of Heckling Pastures, near Melton Mowbray and offering picturesque countryside views. The area is known for its countryside setting and proximity to the A607, offering convenient access to nearby towns. The A46 offers easy routes to Nottingham, Leicester, Melton Mowbray, Grantham and Newark.

Kinoulton Primary School is within close proximity and The South Wolds Academy & Sixth Form are also within easy reach.

The property is surrounded by open farmland and panoramic views of the Vale of Belvoir, known for its natural beauty, providing a peaceful environment away from the hustle and bustle of city life. Nearby villages offer traditional pubs, village hall and community events.

## Entrance Hall

6' 1" x 12' 4" ( 1.85m x 3.76m )

A welcoming entrance featuring a galleried staircase and landing, having doors leading to the sitting room and stairs leading to the first floor.

## Sitting Room

10' 9" x 11' 8" ( 3.28m x 3.56m )

Immaculately presented and modernised throughout, featuring a flowing open-plan feel on the ground floor with high quality fixtures and fittings.

## Dining Room

9' 3" x 12' 8" ( 2.82m x 3.86m )

Generous size dining room with double glazed bay window to the front.

## Living Room

12' 7" x 12' 9" ( 3.84m x 3.89m )

Part of a thoughtfully designed open-plan ground floor layout, immaculately presented and modernised throughout, feature high quality fixtures and fittings.

## Kitchen

14' 7" x 12' 9" ( 4.45m x 3.89m )

Generously sized and well-appointed space designed for both functionality and comfort. It features integrated appliances, including oven, hob and extractor fan, with additional room to accommodate freestanding appliances. The kitchen seamlessly connects to a conservatory.

## Conservatory

14' 7" x 9' 9" ( 4.45m x 2.97m )

Provides a bright and inviting area perfect for relaxation having double glazed door leading to the garden.

## Utility Room

12' 6" x 14' 9" ( 3.81m x 4.50m )

Larger than average space, having built in wall and base units, double glazed window to the side and door leading to the rear garden.

## Boiler Room

5' 7" x 7' 3" ( 1.70m x 2.21m )

Larger than average space, having built in wall and base units, double glazed window to

the side and door leading to the rear garden.

### Ground Floor Wc

3' 4" x 7' 5" ( 1.02m x 2.26m )

Having low level WC and wash hand basin.

### First Floor Landing

### Bedroom One

10' 9" x 13' 3" ( 3.28m x 4.04m )

Generously sized room benefits from an en-suite shower room, providing added privacy and convenience.

### En-Suite

2' 2" x 8' 4" ( 0.66m x 2.54m )

Comprising shower cubicle, low level WC and wash hand basin.

### Bedroom Two

11' 2" x 11' 6" ( 3.40m x 3.51m )

Well-proportioned double bedroom and having double glazed window.

### Dressing Area

10' 7" x 14' 4" ( 3.23m x 4.37m )

Being neutrally decorated and having window allowing plenty of natural light.

### Bedroom Four

10' 9" x 11' 6" ( 3.28m x 3.51m )

Being fully carpeted and having double glazed window.

### Bathroom

14' 7" x 7' 8" ( 4.45m x 2.34m )

Impressive five-piece suite, comprising bath, separate shower cubicle, wash hand basin

and low level WC.

### Double Garage

15' 1" x 11' 6" ( 4.60m x 3.51m )

### Outside

The property boasts ample off street parking, a large wooden double carpet and a rear garden with outdoor seating, all set within approximately 0.5 acres of land.



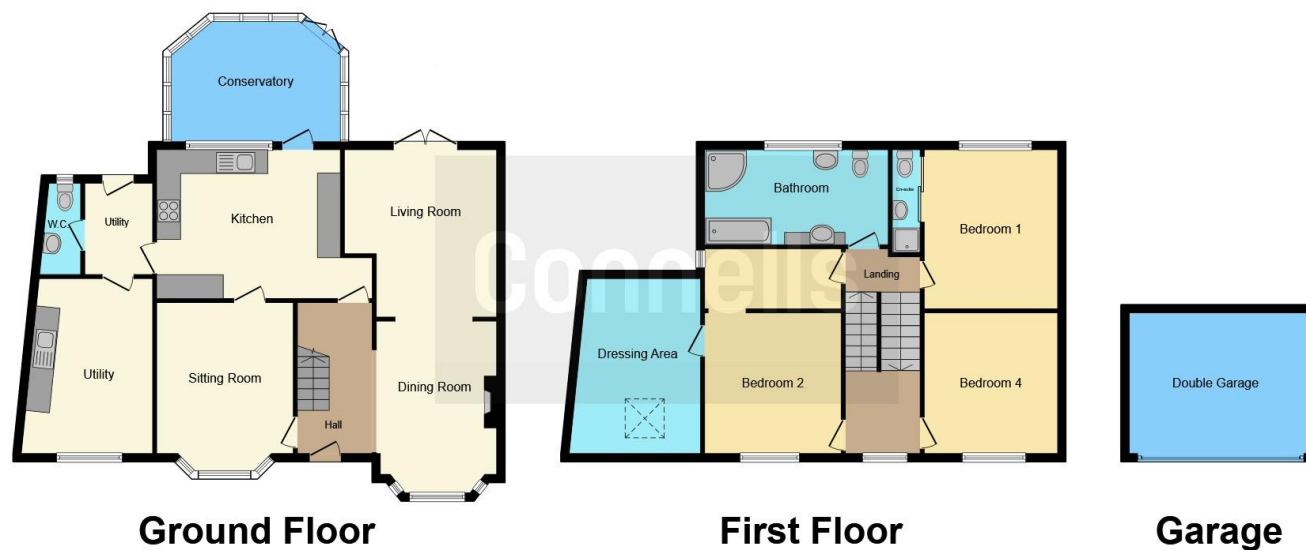












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold

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