



Connells

Kynance House Main Street
Hickling MELTON MOWBRAY

Kynance House Main Street Hickling MELTON MOWBRAY LE14 3AQ

for sale
£425,000



Property Description

Kynance House is a beautifully presented detached period home located in the heart of the sought-after village of Hickling. This charming residence blends traditional character with modern comfort, offering spacious accommodation across multiple reception rooms, a country-style kitchen, and well-proportioned bedrooms. Set within mature gardens and featuring off-road parking, the property enjoys a peaceful setting with easy access to village amenities, scenic canal walks, and transport links to Nottingham, Melton Mowbray, and Leicester. Ideal for families or buyers seeking a unique home in a thriving rural community.

Agents Note

This property has an EPC rating of G. Mortgage availability may vary depending on individual lender criteria, and buyers are advised to consult with their mortgage provider regarding specific lending requirements.

Living Room

15' 1" x 10' 4" (4.60m x 3.15m)

Cosy front-facing lounge with exposed beams, patio doors leading to the garden and feature fireplace.

Sitting Room

15' 3" x 9' 8" (4.65m x 2.95m)

With an open fireplace.

Dining Room

15' 1" x 12' 5" (4.60m x 3.78m)

Versatile 3rd communal room ideal for home working or additional living space.

Kitchen

11' 4" x 12' 1" (3.45m x 3.68m)

A charming country-style kitchen with traditional cast iron cooker, fitted units, ample workspace, and direct access to the rear garden.

Utility Room

5' x 4' 9" (1.52m x 1.45m)

Practical area for laundry and storage.

Downstairs Wc

Bed 1

16' 10" x 12' 5" (5.13m x 3.78m)

Spacious double bedroom with dual aspect windows and built-in storage.

Bed 2

10' 3" x 13' (3.12m x 3.96m)

Double glazed front facing bay window with built in storage and radiator.

Bed 3

10' 11" x 12' 5" (3.33m x 3.78m)

Spacious double bedroom with bay window and built-in storage.

Bed 4

7' 7" x 6' 1" (2.31m x 1.85m)

Single bedroom with front facing window.

Bathroom

Family bathroom with walk in shower, WC, and wash basin in a traditional style.

Garage

16' 3" max x 7' 11" max (4.95m max x 2.41m max)









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

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: G Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307701



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Property Ref: MOW307701 - 0007