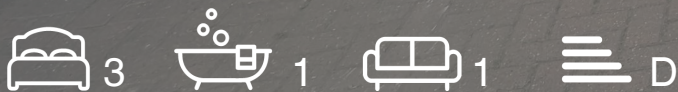




# 11 CHAPEL LANE

HOSE, MELTON MOWBRAY, LE14 4JG

£399,950





## ACCOMMODATION

A large, and very versatile, family home in the popular Leicestershire village of Hose. This house is perfect if you want to put your own stamp on a property and it has superb rear gardens. Book your tour today with a local office in Melton Mowbray.

### Description

Hose lies in the northeast of the country of Leicestershire, in the Vale of Belvoir. The village is served well by Melton Mowbray which is six miles to the south and is the ideal location for families looking for a rural way of life. Upon arrival at the property, you will find ample off-road parking on the driveway for several vehicles. There is access to the garage and side access to the garden, however we start our tour inside and the reception hallway, which also has a handy storage cupboard.

A large living room dominates the ground floor and it's the perfect space for relaxing with family. Next, we move through to the kitchen dining area which has been extended to the rear. It's the perfect space for formal dining or entertaining and is completed with a well-equipped kitchen with matching base and eye level units and plenty of work surfaces. There is a separate utility room that compliments the kitchen perfectly and adds extra appliance space and access to a downstairs WC.

Completing the ground floor accommodation are two bedrooms, however, given the versatility of the property they could be used as a playroom or home office space.

Upstairs you'll find the principal bedroom, which has fitted wardrobes, and the family bathroom which is fitted with a matching suite. There are also two further rooms which add an extra dimension to this property upstairs. The current owners have used them as different additions to the house as required and they have been bedrooms, home office and playrooms. You could potentially have a five-bedroom property if they were used as bedrooms.

To the outside rear is a superb garden area, perfect for those buyers with children as there is plenty of space to enjoy. There are patio seating areas and side access via gate.

Hose has a village hall which hosts various events, the village green and the Rose and Crown Public House. Book your tour today on this lovely family home.

### WHAT3WORDS

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**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, gas, water and drainage.

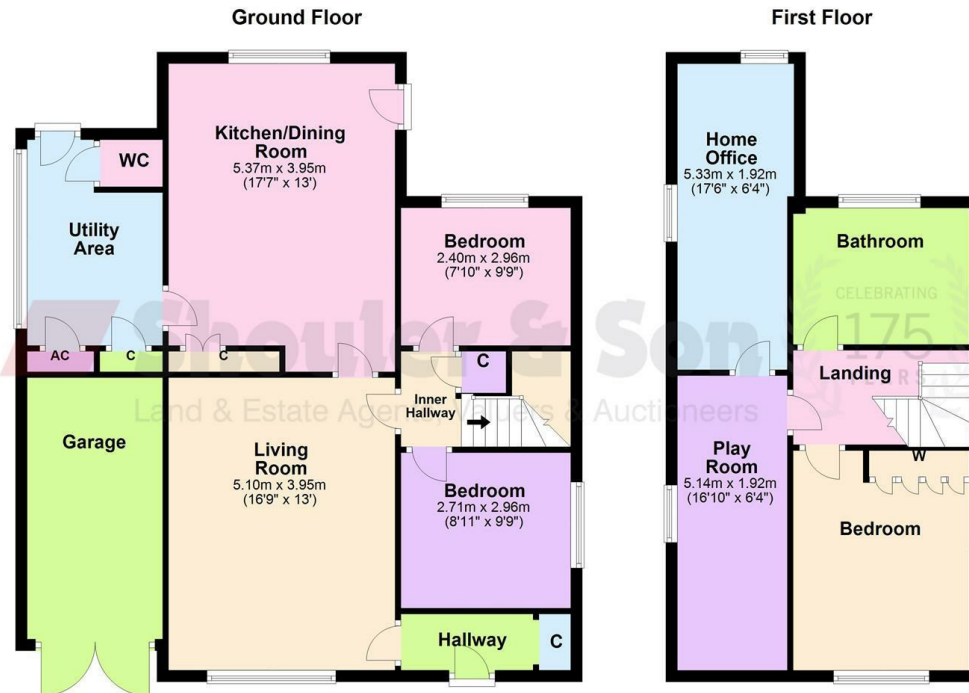
**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

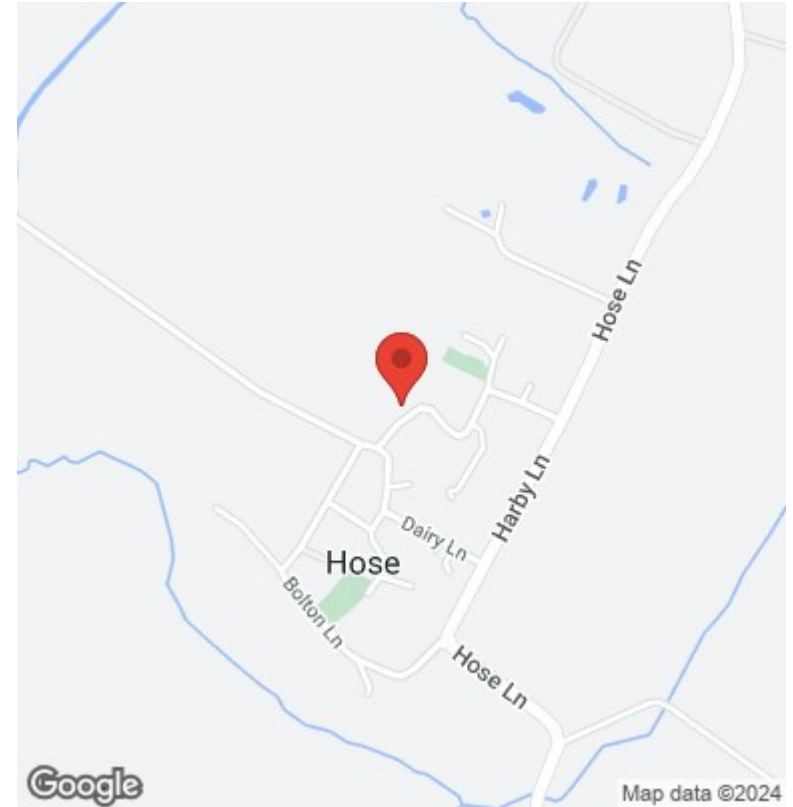




## Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

