



Wisteria, 44 Main Street, Hoby, LE14 3DT
Guide price £699,950

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

Wisteria, 44 Main Street, Hoby, LE14 3DT

Wisteria of Hoby offers a rare opportunity to acquire a substantial four bedroom detached bungalow residence on a large plot backing picturesque views over the Wreake Valley located in the highly regarded village of Hoby.

The property is set back from the road and approached by a private gated driveway and offers generous internal proportions with spacious rooms and several views offering stunning views to the rear across arable and grazing land. The property comprises of a large reception hall, sitting room with dual aspect windows, dining room, breakfast kitchen, conservatory, utility room, four bedrooms, one of which has an en-suite, family bathroom and separate WC.

Outside the property has a large mature garden to the front with off street parking for several vehicles and garage with electric door. The rear of the property has a garden mainly laid to lawn with potential for a landscaping project.





SUMMARY

ENTRANCE HALL : entered via a hardwood door to spacious hallway with radiator, cupboard, door to sitting room and door to the breakfast kitchen.

BREAKFAST KITCHEN : a fully fitted kitchen comprising a range of hardwood painted eye and base level units, laminate worktops, oil fired AGA, electric oven, composite sink, radiator, storage cupboard, tiled splashbacks and tiled flooring.

SITTING ROOM : a large room with dual aspect windows, two radiators, gas fire and corian surround and bay window with seat and a built in shelving unit.

DINING ROOM : with timber glazed doors opening to the sitting room, radiator and sliding aluminium doors to conservatory.

CONSERVATORY : a timber built conservatory with timber doors opening to garden, electric heater and vinyl flooring.

UTILITY ROOM : eye and base level units with laminate worktops, space for washing machine, floor mounted oil fired boiler, tiled flooring and door to lean to.

LEAN TO : a uPVC brick based lean-to ideal for storage with doors to garden.

BEDROOM ONE : a double bedroom with radiator with two inbuilt wardrobes, door to ensuite.

ENSUITE : a four piece suite comprising a large shower enclosure with electric shower, sink in vanity unit, low flush WC, bidet, towel rail and wood effect vinyl flooring.

BEDROOM TWO : a double bedroom with radiator and two inbuilt wardrobes.

BEDROOM THREE : a double bedroom with radiator and bank of inbuilt wardrobes.

BEDROOM FOUR/OFFICE : a double bedroom currently utilised as an office/craft room with radiator and door to cupboard housing the fuse board and water meter.

BATHROOM : a three piece suite with sink pedestal, panelled bath with acrylic screen and hot and cold taps and shower attachment, low flush WC, fully tiled walls, radiator and slate tile effect vinyl flooring.

WC/CLOAKROOM : a separate WC with low flush WC, sink pedestal with radiator, airing cupboard with hot water cylinder and tiled flooring.

OUTSIDE : the property is located down a private gated driveway with ample parking to the front, there is a mature garden to the front enclosed by mature hedging and brick walls with a range of mature plants and shrubs with a patio area. To the rear the garden is mainly laid to lawn with patio area and oil tank located to side of property.

GARAGE : a spacious garage with power and light connected with electric door and radiator.





Kitchen



Dining room



Sitting Room



Conservatory



Bedroom 1



En-suite Bathroom



Bedroom 3



Bedroom 2

44 Main Street, Hoby
Approximate Gross Internal Area
Main House = 187 sq.m/2018 sq.ft
Garage = 35 sq.m/380 sq.ft
Total = 222 sq.m/2398 sq.ft

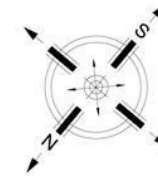
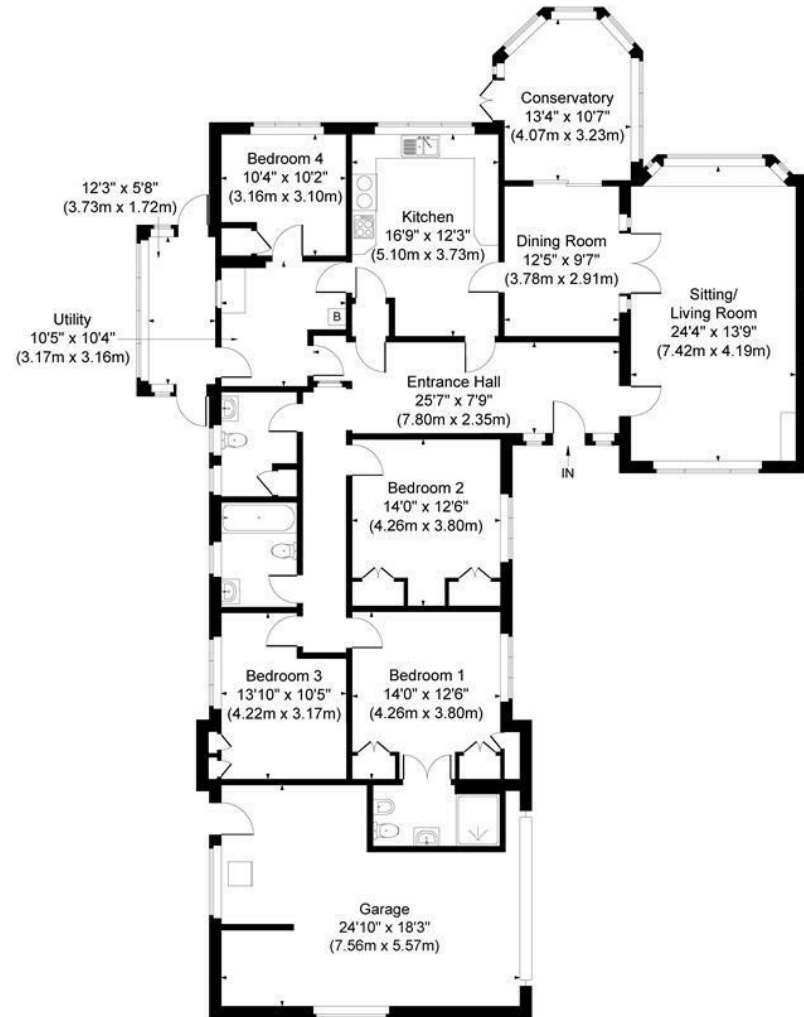
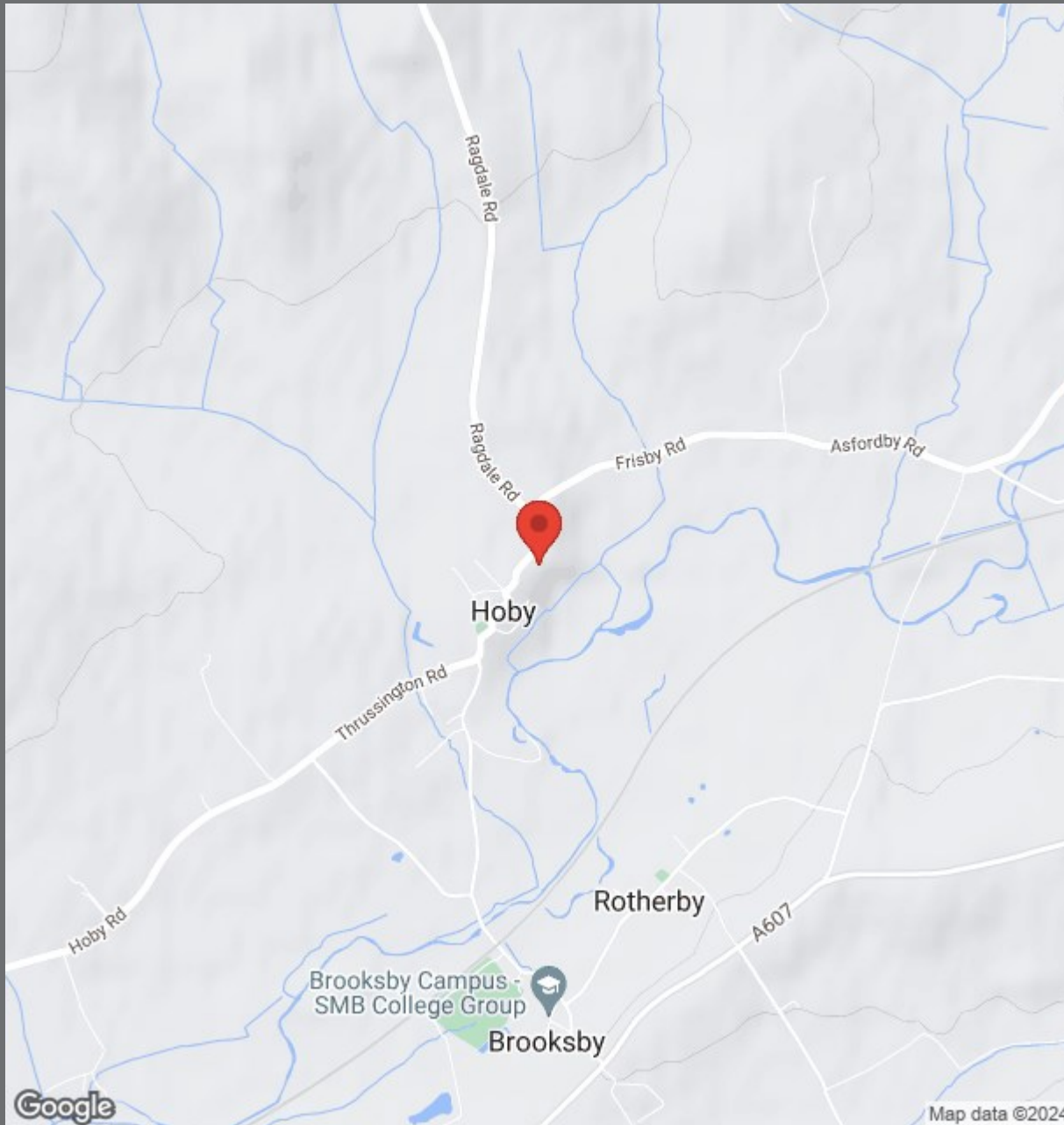


Illustration for identification purposes only, measurements are approximate, not to scale.
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Front Garden



Garage

- **LARGE DETACHED BUNGALOW**
- **SPACIOUS PLOT**
- **OUTSTANDING VIEWS TO REAR**
- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **NO ONWARD CHAIN**
- **FRONT AND REAR GARDENS**
- **DOUBLE GLAZED**
- **OIL FIRED CENTRAL HEATING**
- **HIGHLY REGARDED VILLAGE**



Back view/Back garden



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