



8 Bolton Lane, Hose, Leicestershire, LE14  
4JE

**£450,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this interesting, extended and versatile attached family home which offers a good level of accommodation which approaches 1,600 sq.ft., occupying a pleasant, established plot with ample off road parking and enclosed garden the rear which, combined with the main accommodation, creates a fantastic family home.

Internally the property has seen a general program of modernisation over the years with updated kitchen, bathroom and ensuite as well as offering oil fired central heating and double glazing.

The accommodation comprises a useful enclosed storm porch which in turn leads through into the main entrance hall with its attractive stripped wood flooring and contemporary doors which lead to a large, open plan, living/dining area that benefits from windows to three elevations as well as access out into the rear garden. The kitchen is tastefully appointed with a range of built in units and integrated appliances with a breakfast/dining area and links into a useful utility and ground floor cloak room. In addition what was the integral garage has been converted to create a pantry/store off the dining area of the kitchen.

To the first floor there are five bedrooms, one of which benefits from ensuite facilities, separate family bathroom and several of the rooms having built in storage.

As well as the accommodation the property occupies a pleasant, established plot set back from the lane behind a generous driveway providing a good level of off road parking which in turn leads to an integral workshop/store that has been part converted from the garage but could easily be returned back to garage space if required.

The rear garden is enclosed to all sides having an initial terrace leading onto a central lawn with well stocked perimeter borders.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

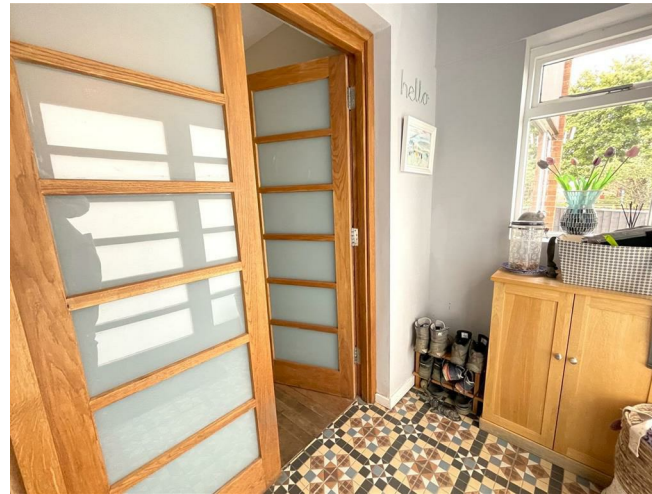
## HOSE

Hose is a particularly sought after village nestled in the Vale of Belvoir and equipped with local amenities including public house, primary school, village hall, church and shop. Further services can be found in the nearby market towns of Bingham and Melton Mowbray.

TIMBER ENTRANCE DOOR WITH DOUBLE GLAZED OBSCURED LIGHTS LEADS THROUGH INTO:

## INITIAL ENCLOSED STORM PORCH

7'11" wide x 4'7" deep (2.41m wide x 1.40m deep)



A useful enclosed porch having period style mosaic tiled floor, central ceiling light point, cloaks hanging space and windows to the side elevation.

A pair of oak framed doors with side lights lead through into:



## MAIN ENTRANCE HALL

15'6" x 6'2" (4.72m x 1.88m)



A well proportioned initial entrance hall having attractive stripped wood flooring, deep skirting, contemporary column radiator and staircase rising to the first floor landing with useful under stairs storage cupboard beneath.

Further contemporary doors leading to:

## SITTING ROOM

13'2" max into bay x 12'10" (4.01m max into bay x 3.91m)



A light and airy reception which is open plan to the dining room and could be separated to create two individual reception areas but in its current layout provides a pleasant space benefitting from windows to three elevations, the sitting room having attractive walk in bay window to the front, wood effect flooring and wall light points.

An open doorway leads through into:



## DINING ROOM

12' x 10'7" (3.66m x 3.23m)



A further well proportioned reception having a dual aspect with window to the side and sliding patio door at the rear, continuation of the wood effect flooring, central heating radiator and a further door returning back to the main entrance hall.



## DINING KITCHEN

18' x 9' (5.49m x 2.74m)



An open plan dining kitchen having aspect into the rear garden and being large enough to accommodate a dining area. The initial kitchen is fitted with a range of wall, base and drawer units having glass fronted display cabinets, full height pull out pantry, attractive granite preparation surfaces, undermounted stainless steel with articulated swan neck brush metal mixer tap and separate boiling tap,

granite upstands and sill, integrated appliances including Zanussi fan assisted oven with combination microwave above and plate warmer beneath, under counter dishwasher, electric ceramic hob with Miele hotplate and downdraft extractor, pull up power point, inset downlighters to the ceiling, central heating radiator and window overlooking the rear garden.

An open doorway leads through into:



### UTILITY ROOM

11' x 6'9" (3.35m x 2.06m)



Appointed with a range of built in cupboards and drawer units providing an excellent level of storage, having two runs of granite work surfaces, plumbing for washing machine, space for tumble dryer, floor standing boiler, windows and exterior door into the garden.

A further door leads into:

### GROUND FLOOR CLOAK ROOM

6'10" x 3'3" (2.08m x 0.99m)



Having a two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and mosaic tiled splash backs, contemporary towel radiator and window to the rear.

RETURNING TO THE DINING KITCHEN A FURTHER DOOR LEADS INTO:

### INNER LOBBY/PANTRY

10'3" x 6'5" (3.12m x 1.96m)

The integral garage has been subdivided to create two spaces, the first of which being an inner lobby/pantry. This provides an additional area leading off the kitchen, ideal as a large pantry, having power and light. The space could easily be returned to garage space if required.

A further courtesy door gives access into:

### WORKSHOP/STORE

9' x 8'10" (2.74m x 2.69m)

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR LANDING



Having built in airing cupboard which houses the hot water cylinder and access to loft space above.

Further doors leading to:



## BEDROOM 1

10'7" (inc wardrobes) x 13'4" (3.23m (inc wardrobes) x 4.06m)



A well proportioned double bedroom having aspect to the front with built in wardrobes and central heating radiator.



## BEDROOM 2

11'4" x 8'8" (excl wardrobes) (3.45m x 2.64m (excl wardrobes))



A further double bedroom having aspect to the rear and benefitting from ensuite facilities with built in wardrobes and central heating radiator.

A further door leads through into:



### ENSUITE SHOWER ROOM

5'6" x 5' (1.68m x 1.52m)



Having a contemporary suite comprising quadrant shower enclosure with curved double doors and wall mounted electric shower, close coupled WC, vanity unit with inset ceramic washbasin, vanity surround, mixer tap and tiled splash backs.

### BEDROOM 3

13'8" into wardrobes x 10' (4.17m into wardrobes x 3.05m)



A further double bedroom having built in wardrobes, central heating radiator and window overlooking the rear garden.



### BEDROOM 4

11'4" x 8'7" (3.45m x 2.62m)



Having central heating radiator and window to the front elevation.

## BEDROOM 5

9' x 8'1" (2.74m x 2.46m)



Currently utilised as a home office but would make a further single bedroom or child's nursery having over stairs bulkhead, central heating radiator and window to the front.

## BATHROOM

8'9" x 5'6" (2.67m x 1.68m)



Having modern suite comprising P shaped shower bath

with chrome mixer tap with both integral shower handset and further additional shower mixer with further handset over, close coupled WC, vanity unit with marble vanity surround, inset washbasin, chrome mixer tap and tiled and mirrored splash backs, contemporary column radiator and two windows to the rear.



## EXTERIOR



The property occupies a pleasant, established plot set back

from the lane behind a generous driveway providing a good level of off road parking which in turn leads to an integral workshop/store. The rear garden is enclosed to all sides having an initial terrace leading onto a central lawn with well stocked perimeter borders.





### **COUNCIL TAX BAND**

Melton Borough Council - Band D

### **TENURE**

Freehold

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

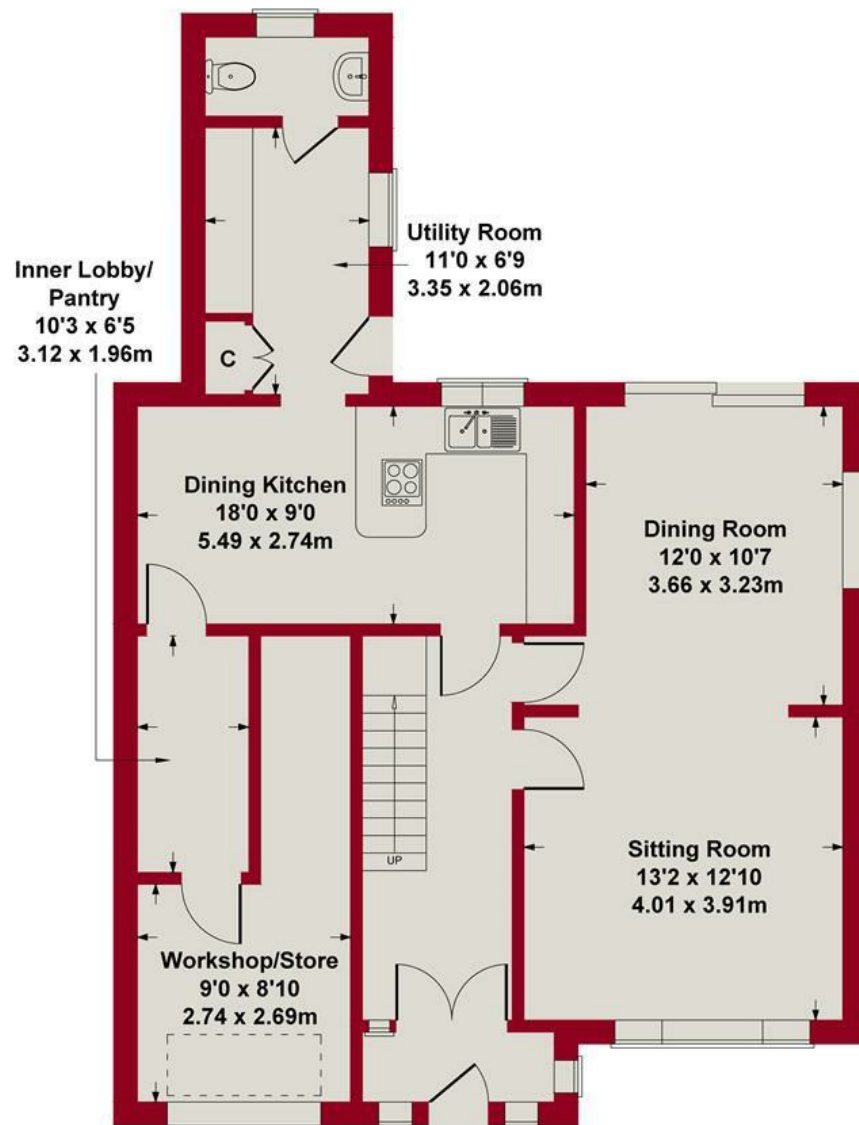
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

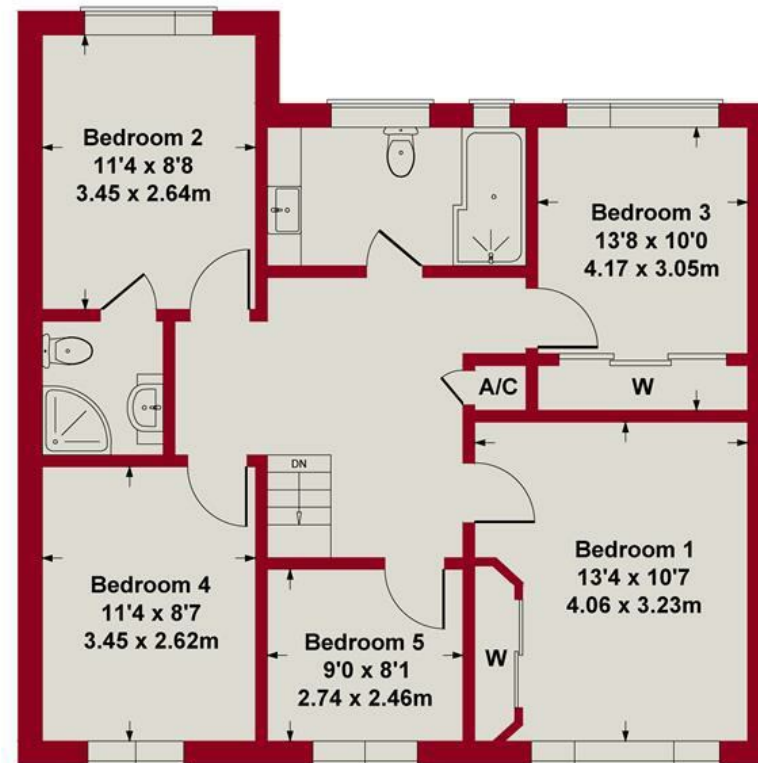
### **ADDITIONAL NOTES**



We are informed the property is on mains electric, water and drainage and central heating is oil fired (information taken from Energy performance certificate and/or vendor).



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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