



23 Dairy Lane, Hose, Leicestershire, LE14 4JW

No Chain £384,950

Tel: 01949 836678

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

- Relatively Modern Detached Home
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- Parking & Garage
- Garden Studio
- Extended Accommodation
- 3 Ensuites
- Ground Floor Cloak Room
- Southerly Rear Aspect
- No Upward Chain

An excellent opportunity to purchase a deceptive, detached, modern home which has been significantly extended and reconfigured to provide a versatile level of accommodation, perfect for a wide range of prospective purchasers whether it be single or professional couples, young families making use of the local schools or also potentially those downsizing from larger dwellings and looking for a versatile home within a village setting.

The property has seen a general programme of modernisation over the years with contemporary fixtures and fittings and benefitting from UPVC double glazing and gas central heating.

Internally the property provides an initial entrance hall with ground floor cloak room off and an L shaped sitting room with feature log burning stove that links through into an impressive, open plan, living/dining kitchen. The kitchen is of generous proportions and benefits from a southerly rear aspect into a low maintenance garden. The kitchen is appointed with a generous range of units finished in heritage style colours with quartz preparation surfaces and integrated appliances and with its open plan living space is likely to become the hub of the home. To the first floor there are three double bedrooms, all benefitting from ensuite facilities and a good level of integral storage.

As well as the internal accommodation the property occupies a pleasant but manageable, relatively low maintenance plot, tucked away in the corner of a small cul-de-sac setting with a forecourt frontage shared with the adjacent dwellings that encompasses a brick built garage with electric door and parking to the front.

The rear garden offers a southerly rear aspect and again has been landscaped for relatively low maintenance living, providing various outdoor seating areas, a canopied terrace and a useful garden studio which would make an excellent home office or gym.

The property is offered to the market with no upward chain and 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.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE HALL

6'2" x 4'3" (1.88m x 1.30m)

Having a shelved cloaks hanging area, inset downlighters to the ceiling, tiled floor, contemporary column radiator, double glazed window to the front and further engineered oak doors leading to:

GROUND FLOOR CLOAK ROOM

5'7" x 3' (1.70m x 0.91m)

Having a two piece suite comprising close coupled WC with vanity surround and separate vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor; contemporary towel radiator and double glazed window to the side.

L SHAPED SITTING ROOM

16'5" max x 15'4" max (5.00m max x 4.67m max)

A pleasant L shaped reception having a dual aspect with double glazed windows to the front and side; the focal point to the room being a solid fuel stove with stone hearth and slate mosaic tiled back; oak effect flooring, deep skirtings and coved ceiling; alcove designed for flat screen television, column radiator and staircase rising to the first floor landing.

A further door leads through into:

OPEN PLAN LIVING/DINING KITCHEN

20'5" max x 15' max (6.22m max x 4.57m max)

A fantastic well proportioned space providing an initial kitchen leading through into an open plan living/dining area with bifold doors leading out into the rear garden, with a southerly aspect. The interior is designed with an industrial slant, having exposed electrical conduit, reclaimed timber planked elevation and vertically mounted column radiators. The kitchen area is appointed with a generous range of base and drawer units finished in heritage style colours; 3/4 high larder unit with central alcove designed for free standing American style fridge freezer; two runs of quartz preparation surfaces, one with undermounted sink unit with brushed metal copper effect mixer tap; integrated appliances including electric induction hob with contemporary chimney hood over, Neff fan assisted oven and combination microwave and dishwasher; space for washing machine and tumble dryer; a central island unit provides informal dining/breakfast space with a good preparation area ideal for the keen cook, with additional storage beneath that also houses a wine cooler; wall mounted boiler concealed behind kitchen cupboard and pendant lights to the ceiling.

The kitchen opens out into the living area which benefits from a dual aspect with double glazed window to the side and bifold doors to the southerly elevation, leading out into the rear garden.

RETURNING TO THE SITTING ROOM A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having two double glazed windows to the side, coved ceiling with inset downlighters and further doors, in turn, leading to:

BEDROOM 1

15'9" max x 11'5" (4.80m max x 3.48m)

A well proportioned double bedroom benefitting from both a walk in wardrobe and ensuite facilities, having access to loft space above, built in over stairs cupboard, wood effect laminate flooring, double glazed window to the front and further doors, in turn, leading to:

ENSUITE SHOWER ROOM

11' x 3'3" (3.35m x 0.99m)

Having a modern suite comprising shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and mosaic tiled splash backs; combination column towel radiator, inset downlighters to the ceiling and double glazed window to the side.

WALK IN WARDROBE

5'8" x 3'4" (1.73m x 1.02m)

Having hanging rails, combination column towel radiator and double glazed window to the front.

BEDROOM 2

9'10" x 9'9" (3.00m x 2.97m)

A further double bedroom benefitting from ensuite facilities as well as a southerly aspect to the rear, having alcove with built in shelving and hanging rail, access to loft space above, double glazed window and a pocket door leading into:

ENSUITE SHOWER ROOM

7'7" x 2'11" (2.31m x 0.89m)

Having a shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity surround with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the rear.

BEDROOM 3

9'10" x 8'7" (3.00m x 2.62m)

A further double bedroom also benefitting from ensuite facilities, having part vaulted ceiling with inset skylights, deep skirtings, inset downlighters to the ceiling, wardrobe with hanging rail and storage shelf and a further door leading into:

ENSUITE SHOWER ROOM

7'2" x 3'1" (2.18m x 0.94m)

Having a shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with vanity surround and separate vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property is tucked away in a small courtyard setting shared with a handful of other dwellings and is positioned in the corner of the close with a low maintenance paved frontage which leads to the front door. Located within the courtyard is a brick and tiled garage with electric roller shutter door, power and light and a parking space to the front. To the rear of the property is an enclosed south facing garden bordered by feather edged board and panelled fencing which has been landscaped for relatively low maintenance living, having a canopied veranda with a terrace beneath providing a pleasant outdoor seating area. This leads out onto a limestone chipping courtyard style garden with established borders and timber inset sleeper steps leading to a useful timber cabin at the foot. The cabin has French doors, power and light and makes a good outdoor reception space, gym or potential home office.

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

The property lies within the village conservation area.

There is a historic covenant preventing the keeping of live stock and large scale selling of dairy products!!! In addition there are further covenants relating to the north boundary and services associated with this area of land.

The property is accessed off an initial shared driveway and courtyard area, which is owned by the five properties, with a shared responsibility for maintenance.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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













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. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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