



Church Bungalow, 24 Bolton Lane, Hose, LE14 4JE

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Substantial Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Utility & Cloakroom WC
- Family Bathroom
- Detached Garage
- Wrap Around Gardens
- Popular Village Location
- EPC Rating E
- Freehold

£350,000





Offered for sale with no upward chain is this spacious detached three-bedroom bungalow situated in the centre of a sought-after village in the beautiful Vale of Belvoir. Occupying a good-sized corner plot, the accommodation comprises in brief, entrance hall, sitting room, family room, dining kitchen, utility and cloakroom WC, three bedrooms and a bathroom. There is a substantial gravelled hardstanding providing off-road parking leading to a detached garage, and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall with cloaks cupboard, and door off to a good-sized sitting room having a feature raised fireplace with surround and tiled hearth, and window to the front aspect. Door through to a family room with a window to the rear aspect, a French door leading to the rear garden. A fitted dining kitchen having a good range of wall and base units, wooden work tops, sink and drainer, space and plumbing for a washing machine and further appliances, window and door to the rear aspect and tiled floor. There is a separate utility/cloakroom WC with a window to the rear aspect. From the hallway there is access to three good sized bedrooms and a family bathroom.



There is a detached garage with wooden opening doors and a substantial gravelled driveway providing ample off-road parking and enclosed gardens to the front and side aspects which are mainly laid to lawn.





Entrance Hall

Sitting Room 4.75m x 4.19m (15'7" x 13'8")

Family Room 3.56m x 2.64m (11'8" x 8'8")

Dining Kitchen 4.87m x 2.64m (16'0" x 8'8")

Utility & Cloakroom WC

Bedroom One 4.72m x 3.53m (15'6" x 11'7")

Bedroom Two 4.76m x 2.31m (15'7" x 7'7")

Bedroom Three 3.35m x 2.34m (11'0" x 7'8")

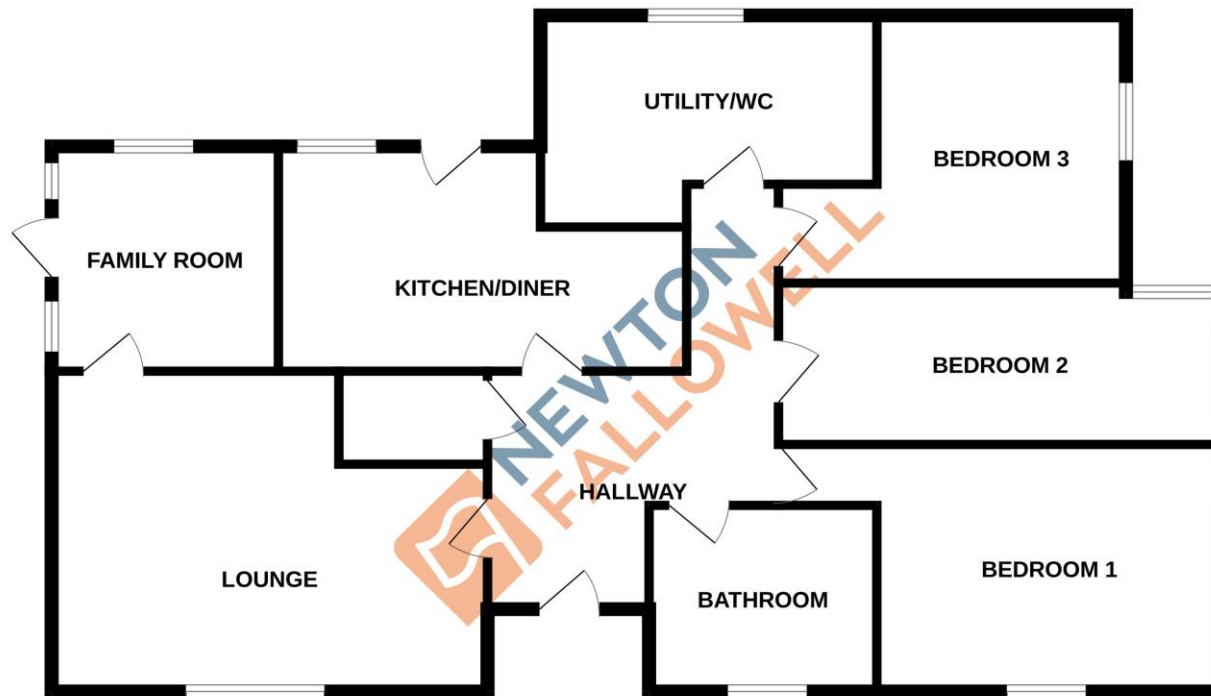
Bathroom

Detached Garage





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: D

### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.