



1 Church Close, Hose, Melton Mowbray, LE14 4JJ

 **NEWTON FALLOWELL**



4 2 4

## Key Features

- Detached Character Property
- Four Double Bedrooms
- Three Reception Rooms
- Superb Dining Kitchen
- Bathroom & Shower Room
- Brick Conservatory
- Lovely Rear Garden
- Ideal Family Home
- EPC Rating D
- Freehold

Offers in excess of £485,000







A delightful detached four bedroom character property situated in the heart of the unspoilt village of Hose in the beautiful Vale of Belvoir. The property has been extended and completely refurbished as well as modernised throughout. This exceptional property has the benefit of gas fired central heating, sealed unit double glazing, three reception rooms, conservatory, a modern dining kitchen and shower room. On the first floor are four double bedrooms and a family bathroom. This stunning plot boasts a generous sized enclosed rear lawn with a courtyard garden adjacent as well as two substantial storage outhouses.

Situated in the heart of the village on the green with views towards the Church, the accommodation comprises in brief, inner hallway with door off to the downstairs shower room, spacious sitting room, study with telephone point, snug/playroom with double glazed French doors giving access to the rear garden, brick and double glazed conservatory with ceramic tiled flooring and door on to the side garden and a superb dining kitchen with integrated appliances to include a four ring Neff hob, a stainless steel Zanussi electric double oven, Hotpoint fridge and freezer, plumbing for dishwasher and space to dine. Stairs rising to the first floor landing with access to roof space and area with plumbing for washing machine and tumble dryer, four good sized bedrooms and a family bathroom.



Hose is a charming and unspoilt rural village situated in the beautiful Vale of Belvoir approximately six miles from the market town of Melton Mowbray. The village benefits from a thriving and active community and has plenty amenities including the prospering Primary School, a village shop, pub, hairdressers, village green, large village hall & playing field, bowls, tennis courts, equestrian facilities, and scenic walking routes.





SITTING ROOM 4.5m x 3.83m (14.8ft x 12.6ft)

STUDY 3.94m x 2.8m (12.9ft x 9.2ft)

SNUG/PLAYROOM 3.4m x 2.61m (11.2ft x 8.6ft)

CONSERVATORY 3.25m x 2.12m (10.7ft x 7ft)

BEDROOM ONE 4.13m x 2.92m (13.5ft x 9.6ft)



BEDROOM TWO 3.9m x 3.71m (12.8ft x 12.2ft)

BEDROOM THREE 3.77m x 2.56m (12.4ft x 8.4ft)

BEDROOM FOUR 3.81m x 2.62m (12.5ft x 8.6ft)







GROUND FLOOR 791.23 sq. ft.  
( 73.51 sq. m. )

1ST FLOOR 655.54 sq. ft.  
( 60.90 sq. m. )



TOTAL FLOOR AREA : 1446.77 sq. ft. ( 134.41 sq. m. ) approx.

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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#### COUNCIL TAX INFORMATION:

Local Authority: Melton BC  
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.

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