



The Hollies, 17 Main Street, Eaton, NG32 1SE

 **NEWTON FALLOWELL**

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Key Features

- Well Presented Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Fitted Dining Kitchen
- Cloakroom WC & Utility Room
- Family Bathroom
- Two Storey Outbuilding
- Garage & Driveway
- EPC Rating E
- Freehold

Guide price £400,000





The Hollies is a lovely three-bedroom cottage situated in the village of Eaton in the beautiful Vale of Belvoir. Having a wealth of charm and character with exposed beams and stonework, latch and brace doors, an inglenook fireplace, and a two-storey outbuilding, the accommodation comprises in brief, entrance hall, lounge, dining room, kitchen, utility room and cloakroom WC. On the first floor are three bedrooms and a family bathroom. There is a driveway to the side of the property providing off-road parking leading to a covered carport with access to an enclosed rear garden and a two storey outbuilding called The Granary having flexible use.

Accessed via the front door with storm porch, under-stair storage cupboard and door leading through to the lounge with a window to the front aspect, French door out to the rear garden, exposed beams to the ceiling, a feature inglenook fireplace with exposed stonework and inset multi-fuel log burner. The separate dining room has windows to the front and side aspects, exposed beams to the ceiling, wall lights and an open fireplace with stone surround and hearth. Door leading through to a good sized dining kitchen fitted with an array of wood wall and base units, roll top work surfaces, sink and drainer, a Rangemaster cooker, tiled splashbacks, space to dine, windows to the side and rear aspects and door off to a rear hallway with doors to a cloakroom WC and a utility room having space and plumbing for a washing machine, fridge freezer, plenty of storage space and windows to the rear and side aspects. Stairs rising to the first-floor landing with latch and brace doors off to three bedrooms and a family bathroom fitted with a modern three-piece white suite comprising a low flush WC, wash hand basin and a 'P' shaped bath with an overhead shower and shower screen and a chrome heated towel rail.





A particular highlight of the property is the enclosed garden having an abundance of mature trees, shrubs and flowers, a greenhouse, and ideal for sitting and relaxing on a sunny day. The two-storey outbuilding called The Granary is currently used for storage but has flexible use and would be ideal for anyone working from home or growing teenagers.

Entrance Hall

Lounge 4.72m x 3.68m (15'6" x 12'1")

Dining Room 3.73m x 5.12m (12'2" x 16'10")

Kitchen 4.09m x 3.04m (13'5" x 10'0")

Utility Room 2.17m x 2.86m (7'1" x 9'5")

Cloakroom WC

Bedroom One 4.27m x 3.75m (14'0" x 12'4")

Bedroom Two 3.61m x 3.01m (11'10" x 9'11")

Bedroom Three 3.24m x 1.98m (10'7" x 6'6")

Bathroom

The Granary Ground Floor 3.96m x 3.96m (13'0" x 13'0")

The Granary First Floor 3.76m x 4.06m (12'4" x 13'4")





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	48 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: E

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 £62 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.



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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