

DISTINCTIVE
HOMES
by



Bridegate Lane
Hickling Pastures, LE14 3QA

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Set in an enviable position with uninterrupted views across the Vale of Belvoir. This spacious detached residence offers great versatility. Perfect for multi-generational living or equestrian pursuits, the property sits within approximately 2.5 acres of gardens and paddock land, ideally positioned between Melton Mowbray and Nottingham, just minutes from the A46 Fosse Way.

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The house has been maintained to the highest standards with a layout designed for both comfort and flexibility. On the ground floor, a welcoming reception hall leads to a cloakroom and a light-filled sitting room with triple aspect windows, a feature fireplace and French doors opening onto the gardens. A separate dining room provides an ideal space for entertaining or working from home, while a cosy family room or snug also enjoys French doors to the rear. At the heart of the home lies a generous open-plan dining kitchen, fitted with an island, integrated appliances and further French doors to the garden, alongside a utility room with access to the boiler room, store cupboard and the annexe.

The first floor is arranged around a spacious galleried landing with windows to the front and rear. The principal bedroom features fitted wardrobes and an en suite bathroom, while two further bedrooms, one with fitted wardrobes, are served by a family shower room.

A particular highlight of the property is the self-contained annexe, which provides excellent scope for multi-generational living or guest accommodation. The ground floor comprises a reception area, two double bedrooms with fitted wardrobes and a modern shower room. From here, stairs rise to an impressive open plan living and dining kitchen, equipped with contemporary fittings and appliances. French doors open onto a generous private balcony, where far-reaching views over the Vale of Belvoir can be enjoyed.

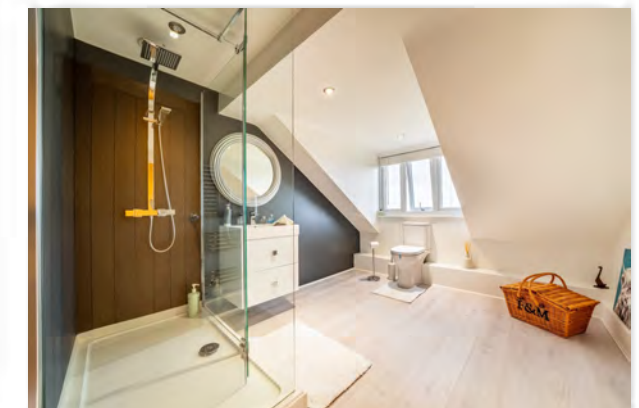




Outside, the property is approached via twin gates leading onto a long gravel driveway that provides ample parking. The mature landscaped gardens wrap around the house and are laid mainly to lawn with established shrubs and trees, creating a wonderful setting for outdoor living. To the side and rear are a generous garage and tractor shed, along with a further barn, while the adjoining two-acre paddock with roadside frontage offers excellent equestrian potential or, subject to the necessary consents, future development opportunities.

Hickling Pastures is a charming hamlet surrounded by rolling countryside, yet highly accessible. Local facilities are found in Hickling village and in the nearby service station, while nearby Keyworth and Melton Mowbray provide schools, shops and everyday amenities. Nottingham and Leicester offer a wider range of services, including a choice of highly regarded private schools. The location is also ideal for commuters, with the A46 dual carriageway less than a mile away providing quick connections to the M1 and A1, rail services to London available from Loughborough, Grantham and Nottingham, and East Midlands Airport within easy reach.

Tenure - Freehold
Council tax - Band D





Ground Floor

Approx. 154.0 sq. metres (1657.7 sq. feet)



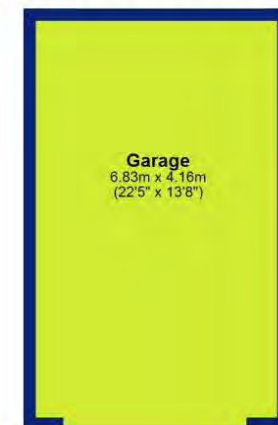
First Floor

Approx. 134.3 sq. metres (1446.1 sq. feet)



Outbuilding

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 316.8 sq. metres (3409.6 sq. feet)



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39-54	E	41 E	
21-38	F		
1-20	G		

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Interested in this home?

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