

FOR SALE

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**FAIRVIEW, 6 BOLTON LANE, HOSE, MELTON MOWBRAY,
LEICESTERSHIRE LE14 4JE**

£485,000

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New extension, new doors, new breakfast kitchen, new carpets, new bathroom, new en-suite shower room... you can walk in, put your furniture down and... do nothing! Swap the sounds of traffic and sirens to bird song and church bells.

Perfect for those local folk who are looking to downsize and to stay near friends and family, but also ideal for those wishing to bring Mum or Dad from elsewhere in the Country to make it easier to keep an eye on them!

Situated on a manageable corner plot with ample privacy and security to the rear garden that has been landscaped for ease of maintenance.

The Quality of the internal finish and feeling of space is magnificent, as is the position which results in a wonderful outlook - hence the property name!

The reception hallway provides access to most of the rooms, with the breakfast kitchen leading into the glorious lounge area with a vaulted and beamed ceiling with a feature log-burner and double doors leading on to the private courtyard.

The Main Bedroom enjoys the best en-suite and Hotel Boutique style shower room... take a look at the photos! There is a potential for the front room to be used as either a large dining room OR Bedroom 2, with a further bedroom off the hallway. The main bathroom has been completely renewed in a stylish finish including a roll-top bath.

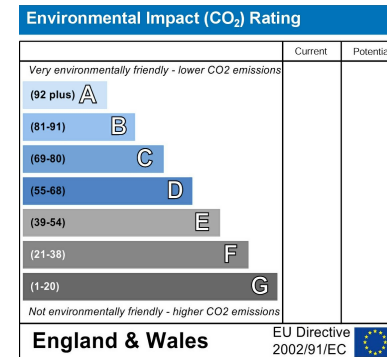
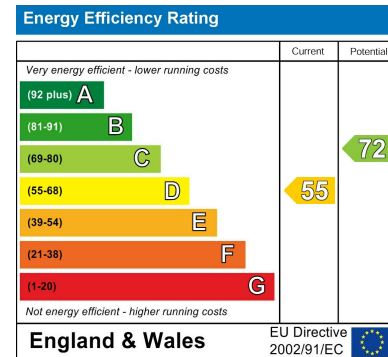
The original GARAGE is now a useful storage area to the front and the remainder forming part of the en-suite shower room.



The village of Hose lies within the beautiful setting of the Vale of Belvoir and has amenities including a Primary School, The Rose & Crown Village Pub (under new management in 2023), Hose Post Office & General Store... and a Village Green. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46.

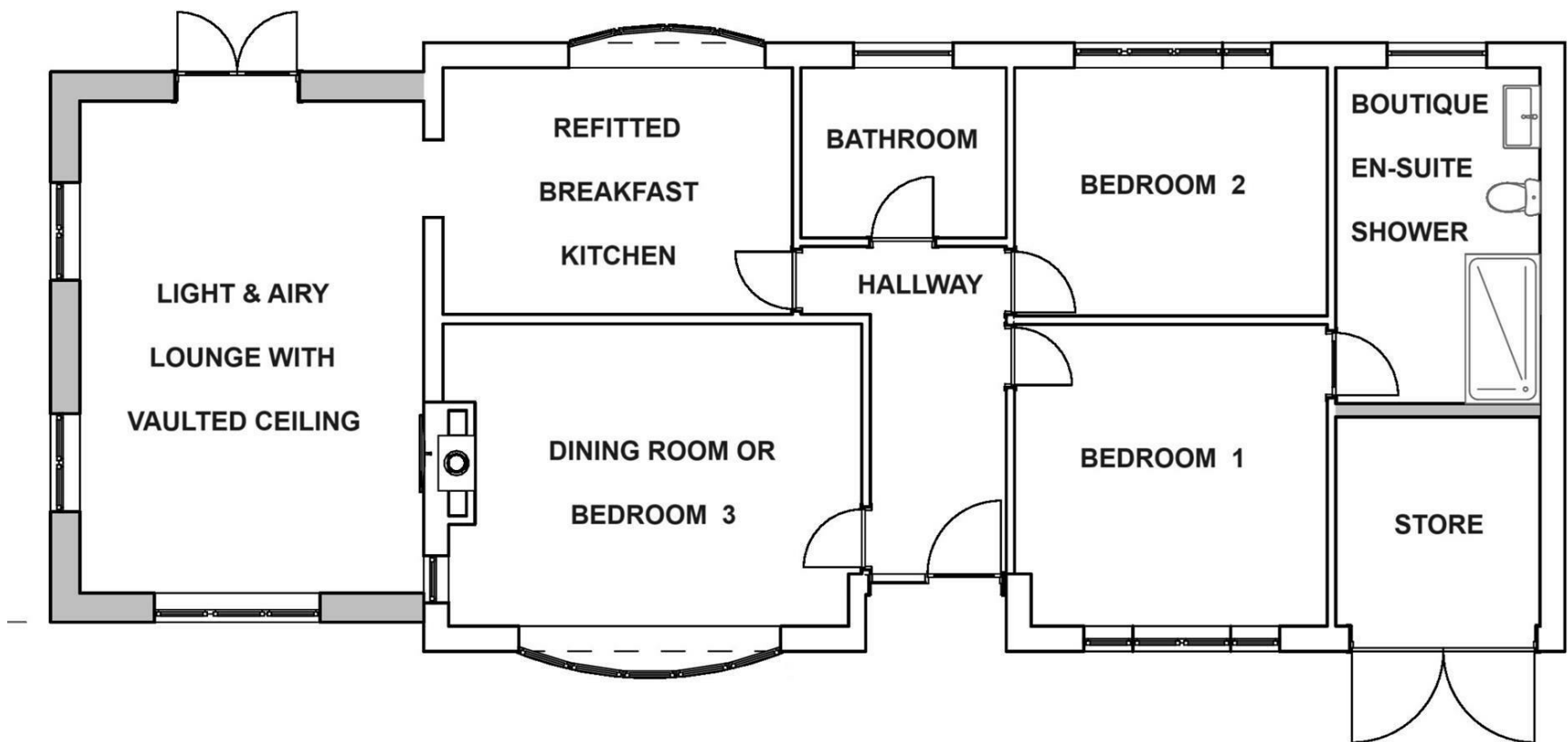
The close by Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a Medical Centre, Pharmacies, Dentists, Leisure Centre and a Library.

The Vale of Belvoir is an area of natural beauty on the borders of Leicestershire, Lincolnshire and Nottingham and is home to the impressive Belvoir Castle and Estate, which holds a wonderful range of events throughout the year.



Council Tax Band

C





Double glazed entrance door into the
SPACIOUS ENTRANCE HALLWAY
with solid oak wood flooring, wall mounted oak coat and hat rack, central heating radiator and oak doors off to

RE-FITTED BREAKFAST KITCHEN
14'0 x 11'0 (4.27m x 3.35m)
with a range of wall, base and drawer units, square edge work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine, range cooker with a five ring gas hob and extractor hood over and integrated fridge freezer. Bay window over looking the rear garden, central heating radiator and tiled flooring.





SPACIOUS LIGHT & AIRY LOUNGE

19'8 x 14'3 (5.99m x 4.34m)

a truly beautiful feature room enjoying plenty of natural light from the dual aspect double glazed windows and double doors, vaulted ceiling with exposed oak beams, raised Portway log burner with tiled hearth and exposed feature brick-effect wall, timber panels to some walls, central contemporary designer light fitting and laminate wood flooring.





SPACIOUS DINING ROOM OR BEDROOM 3

16'6 x 13'6 (5.03m x 4.11m)

a double glazed bay window to the front aspect with beautiful views of the open countryside, central heating radiator, exposed brick and oak beam feature fireplace with a log burner on a slate hearth, wall lights and laminate wood flooring.





BEDROOM 1

12'6 x 12'6 (3.81m x 3.81m)
with a window to the front aspect enjoying the open views, central heating radiator and carpeted flooring.

BOUTIQUE-STYLE EN-SUITE SHOWER ROOM

13'6 x 8'0 (4.11m x 2.44m)
a large walk-in shower cubicle with fixed waterfall shower head and shower riser, his and hers vanity wash hand basins, low flush W.C. Obscure glazed window, central heating radiator, inset spotlights, wood panels to the walls, tiled splash areas and flooring. This very spacious room has been created using half of the original garage.





BEDROOM 2

12'6 x 10'6 (3.81m x 3.20m)
with a window to the rear aspect, central heating radiator and carpeted flooring.

MAIN BATHROOM

8'0 x 6'6 (2.44m x 1.98m)
with a stylish roll top, free standing bath tub with shower attachment and mixer tap, vanity unit wash hand basin, a low flush W.C. and a heated towel rail. Obscure glazed window, tiled flooring and splash areas.





OUTSIDE - FRONT & SIDE

A substantial gated gravel driveway leads to the reduced store / garage with double doors, power and light connected. providing ample off road parking for numerous vehicles. A formal lawn with established shrubs extending around the side of the bungalow where there is a log store and a paved seating area, established rose bushes and gated access to the patio area. Wood panel fencing to the front boundary with a five bar and side gate.





OUTSIDE - REAR

with an extensive and very private paved patio with raised beds to the boundary, garden shed and wood panel fencing. A wonderful haven from which to enjoy the peace and tranquility of village life.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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