Superior Homes

Royston & Lund



27 Harles Acres

Hickling | LE14 3AF

£499,950



JUST UNDER HALF AN ACRE PLOT

Royston and Lund are delighted to bring to the market this four-bedroom detached family home located in the countryside village of Hickling. Positioned on a 0.45-acre plot with mature apple trees, plenty of lawn space, and stunning countryside views, this property would be a great fit for a family.

Hickling is a quaint rural village with well-renowned village pubs, a tea room by the canal, lovely walks, and excellent transport links to the surrounding villages, Nottingham, Leicester, and Melton Mowbray.

The ground floor accommodation comprises an entrance hall leading into the main reception room, kitchen, ground floor WC, and staircase to the first floor. The living room is generously sized and benefits from dual-aspect windows to the front and right-hand side, complemented by a gas fireplace. Leading off the living room is the formal dining room, which offers plenty of space for entertaining family and friends. It also benefits from a convenient serving hatch from the kitchen and sliding doors leading to the conservatory, which overlooks the countryside and provides access to the garden through French doors.

The galley kitchen features high-quality base and wall units housing integrated appliances, including an eye-level double oven, hob, and extractor, along with a fridge and freezer, plus under-counter space for a freestanding dishwasher. The kitchen also provides access to the carport and garage via a side door. The ground floor is completed by a downstairs WC.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom, along with bedrooms two and three, are all generous double bedrooms enjoying stunning countryside views. The fourth bedroom is a spacious single, situated above the staircase, and is currently being used as a study. All four bedrooms are served by a spacious, fully tiled three-piece shower room. The property also benefits from a loft room, offering useful additional space.









- Four Bedroom Detached Family Home
- Half An Acre Plot
- Ample Off Street Parking With Single Garage
- Integrated Kitchen Appliances
- Ground Floor WC
- Rural Village Location
- Loft Room
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - E



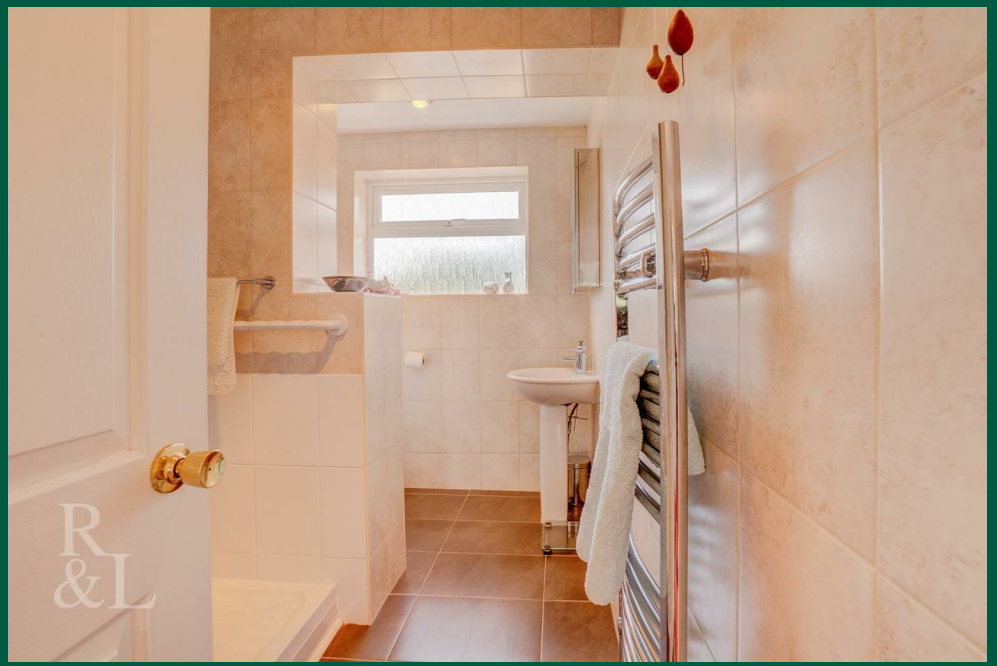


























To the front of the property is a spacious driveway providing off-road parking for several vehicles, which leads through a carport to the single garage.

One of the standout features of this family home is the generous plot of approximately half an acre, providing an excellent outdoor space for families with children. The garden features mature trees, an apple orchard, and extensive lawned areas, all enjoying beautiful countryside surroundings. Positioned directly behind the property is a generous block-paved and slabbed patio, creating the perfect space for outdoor seating and al fresco dining. Located to the rear of the single garage is a useful store room, providing additional storage.

Ground Floor
Approx. 102.8 sq. metres (1106.4 sq. feet)



First Floor
Approx. 70.7 sq. metres (761.0 sq. feet)



Second Floor
Approx. 12.7 sq. metres (136.4 sq. feet)



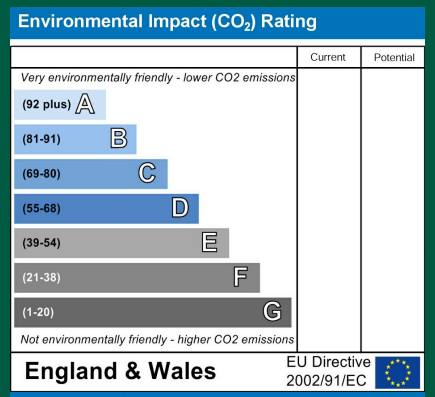
Total area: approx. 186.2 sq. metres (2003.8 sq. feet)

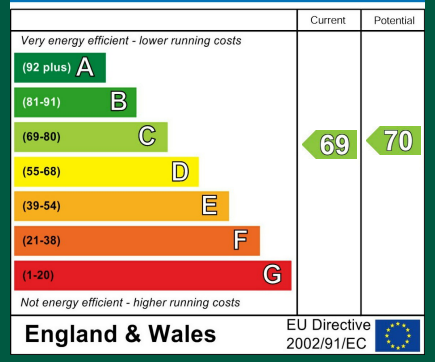
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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