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# Fairview

Bolton Lane, Hose

- Part exchange considered
- Beautifully presented detached bungalow
- Impressive floor area of approximately 1,122 square feet
- Fully refitted shaker-style kitchen/diner
- Generous sitting room with direct garden access
- Three double bedrooms and a wonderful family bathroom
- Set back from the road behind a generous gated driveway
- Beautiful wrap-around gardens, a garage/store and a sauna

## General Description

Smiths Property Experts present to the market in beautiful condition this generous three-bedroom detached bungalow, occupying a peaceful position in the well-serviced and pretty Vale of Belvoir village of Hose. The property has been considerably improved and extended by the current owner and offers flexible accommodation all across the ground floor.

## Distances

Melton Mowbray 6 miles, Nottingham 15 miles, and Leicester 21 miles. Grantham Train Station 15 miles (trains to London from 59m), and East Midlands Airport 25 miles (distances and timings are approximate).







## The Property

This beautifully presented detached property benefits from mains gas central heating, and UPVC double glazing throughout. The living space is generous and feels spacious, with an impressive floor area of approximately 1,122 square feet.

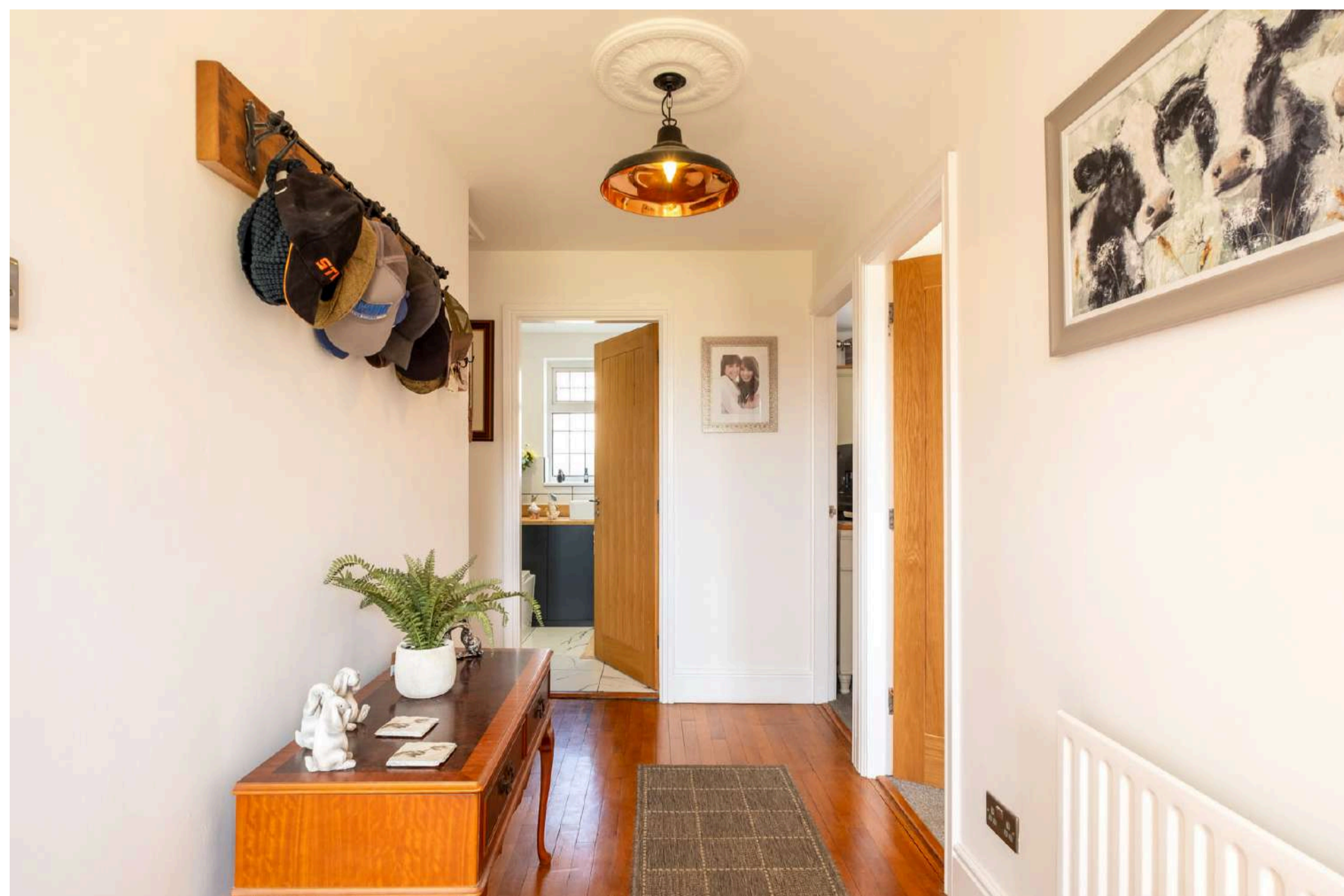
In brief, expect to find a reception hall leading to all rooms. There are three double bedrooms and a wonderful family bathroom. The principal bedroom boasts a large en-suite bathroom. The third bedroom could also be used as a living/dining room.

To the rear is a fully refitted shaker-style kitchen/diner opening through to a stunning main sitting room with a vaulted ceiling and direct garden access. There are wood-burning stoves in both the main sitting room and the third bedroom/living room.

## The Outside

The property is set back from the road and elevated behind a generous private gated driveway, providing off-road parking for a number of vehicles. There is also an integrated garage/store on the right-hand side of the property.

The gardens are manicured and landscaped, wrapping around the property to the front, left-hand side and rear. There are various mature borders, patio terraces, and, to the rear right-hand corner of the grounds, a sauna. The views to the front extend across sweeping and beautiful East Midlands countryside.







## The Location

Hose is a lovely rural village surrounded by stunning countryside. The village has a great community, and some excellent amenities including a primary school, public house, post office and village hall. There is also a convenient bus service for access to nearby Melton Mowbray and Nottingham. Located 6 miles to the South is the market town of Melton Mowbray, which boasts a range of facilities, such as various shops, a doctor's surgery, dentists, a leisure centre, and a railway station providing direct access to Nottingham city centre and Grantham. The village is ideally situated for commuters, with convenient access to the A46, A52, A1, and M1 road networks.

## Property Information

EPC Rating: D.

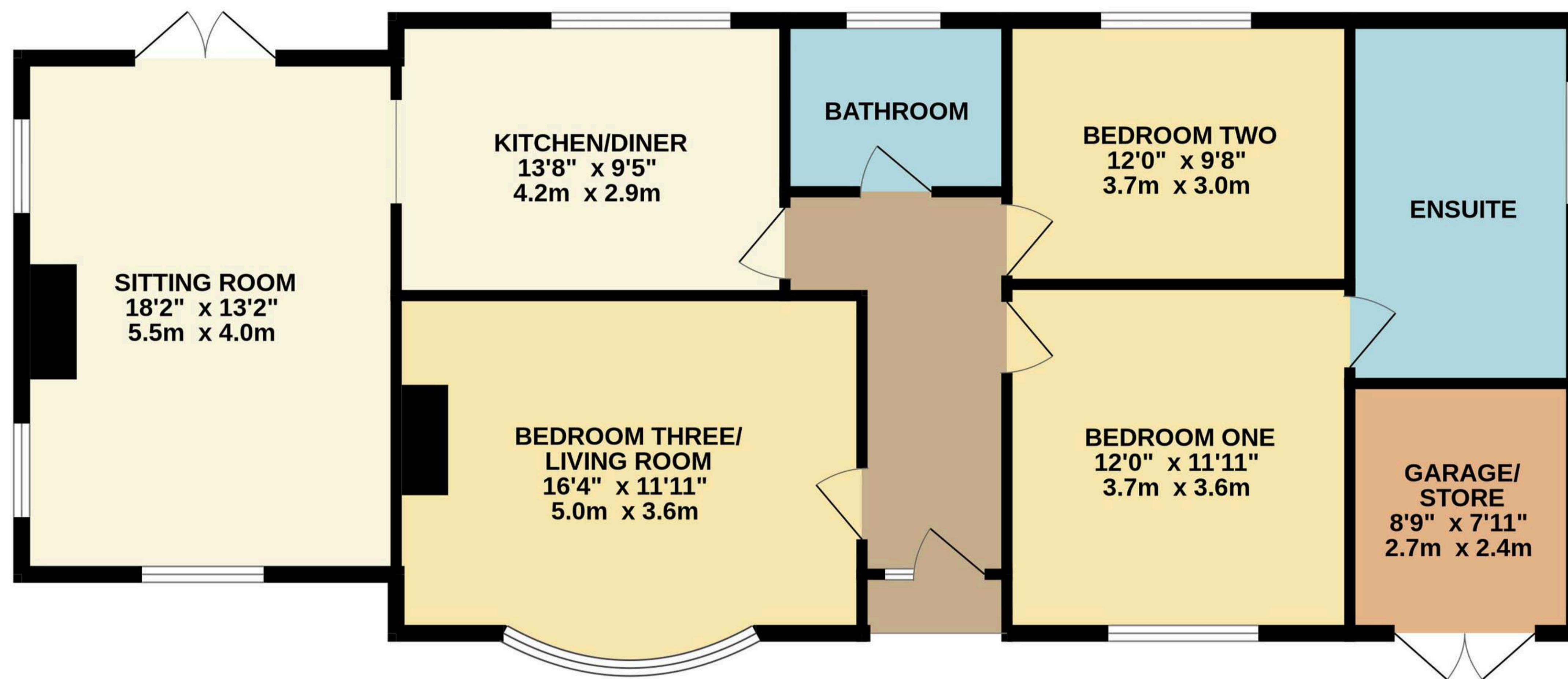
Tenure: Freehold. Council Tax Band: C.

Local Authority: Melton Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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